

Lot Dimensions (ft):	43.11 x	Bedrooms:		Approx. Year Built:	
Frontage (ft):	141.44	Bathrooms:		Age:	
Lot Area: (sq.ft.)	23,043.24	Full Baths:		Zoning:	R-1
Flood Plain:	No	Half Baths:		Gross Taxes:	\$7,930.36
Rear Yard Exp:				For Tax Year:	2025
View:	Yes			P.I.D.:	032281480

Style of Home:		Parking:	
Construction Materials:		Covered Parking:	
Foundation:		Parking Features:	
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	Public	Title to Land:	Freehold NonStrata
Fuel/Heating:		Property Disc:	Yes
Outdoor Area:		PAD Rental:	
Type of Roof:		Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:	Yes : Crescent Beach / Mud Bay view
Mgmt. Company:	
Complex / Subdiv:	Panorama Ridge
Services Connected:	Sanitary Sewer At Lot Line, Storm Sewer At Lot Line, Electricity At Lot Line, Natural Gas At Lot Line, Phone Nearby, Cable Available
Legal:	LOT 1 DISTRICT LOT 51 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP124701
Amenities:	
Site Influences:	Private
Features:	Private
Bylaw Restrict:	
Listing Broker(s):	

Floor	Type	Dimensions	Floor	Type	Dimensions

Finished Floor (Main):	sqft	# Of Rooms:		Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	sqft	# Of Kitchens:				
Finished Floor (Below):	sqft	# Of Levels:				
Finished Floor (Bsmt):	sqft	Suite:				
Finished Floor (Total):	sqft	Crawl/Bsmt Height:				
Unfinished Floor:	sqft	Basement:				
Grand Total:	sqft	Beds In Bsmt:	/			
		Pets Allowed:				

A rare chance to own a 23,059 sq ft (half-acre) Panorama Ridge ocean-view lot. This fully serviced, tree-free, R-1 zoned property offers the perfect setting to build a luxury residence —over 10,000 sq ft across three levels. Set in Surrey's most prestigious neighborhood, it provides sweeping views toward Crescent Beach. Surrounded by multi-million-dollar estates and natural greenery. Water, storm drain and Fortis BC (gas) already brought into lot with City approved inspection and valve chambers where required; Sewer brought into lot with City approved inspection chamber on P/L and stub ready to hook up; and Approved stockpile of Engineer approved fill to match City approved grading plan already on property. A beautiful lot to build your dream home!