

FOR SALE



51140 Ruddock Road, CHILLIWACK, BC

Sutton **WestCoast Realty™**
You've found a home

27.097 Acre Retreat with Possible Future
Development Potential



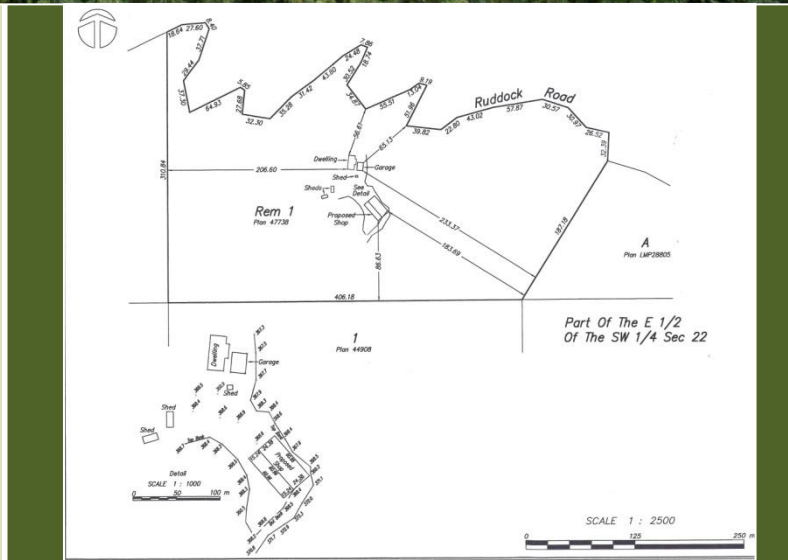
About Chilliwack

Chilliwack is well positioned within British Columbia with natural majestic beauty, abundant recreational and lifestyle opportunities and a sound business sector, including prosperous agricultural, industrial and commercial industries.

The community has a population of approximately 84,000 people and is located 100 kilometers east of the City of Vancouver. As part of the Greater Vancouver/Lower Mainland Economic Region, Chilliwack enjoys some of the same benefits as Vancouver: Canada's low cost dollar, proximity to major markets (the Pacific Rim), and easy access to the United States. People choose to live in Chilliwack because of our low tax rates, affordable housing costs and exceptional quality of life.

Chilliwack's population and employment growth have been outpacing other municipalities and the trend is expected to continue, providing new opportunities for local economy.

Being surrounded by mountains and recreational areas is what makes Chilliwack the prefect Fraser Valley location!.



Located in the Eastern Hillside portion
of Chilliwack



- 27.097 Acre retreat
- City of Chilliwack's Official Plan supports development of this area as part of the Eastern Hillside expansion with a proposed zoning of 99% RH-EHP & 1% EC-EHP
- Significant amount of road frontage on Ruddock Road make it perfect for development
- 15 minutes to shopping, schools and medical services

Eastern Hillside Comprehensive Development Plan *Rural Hillside (RH)*;

- o Location criteria: sites outside the recommended development cells and where the concerned terrains, onsite conditions (for a building site and on-site servicing), and rural roadways permit
- o Appropriate use: Large residential acreage Retreat centre (subject to on-site servicing)
- Outdoor recreation camp
- o Minimum lot size: 4 to 8 ha



Address:	51140 Ruddock Road
Legal:	PL 47738 LT 1 LD 36 SEC 22 TWP 2 RNG 29 MER 6 Meridian W6, Except Plan LMP18838, LMP28805
PID:	001-932-462
Taxes:	\$5,295.79 (2019)
Lot Size:	27.097 Acres
Zoning:	RH (Rural Hillside) Zone
OCP:	99% RH-EHP, 1% EC-EHP
Price:	\$1,775,000.00

Upper Prairie Road

Prairie Central Road

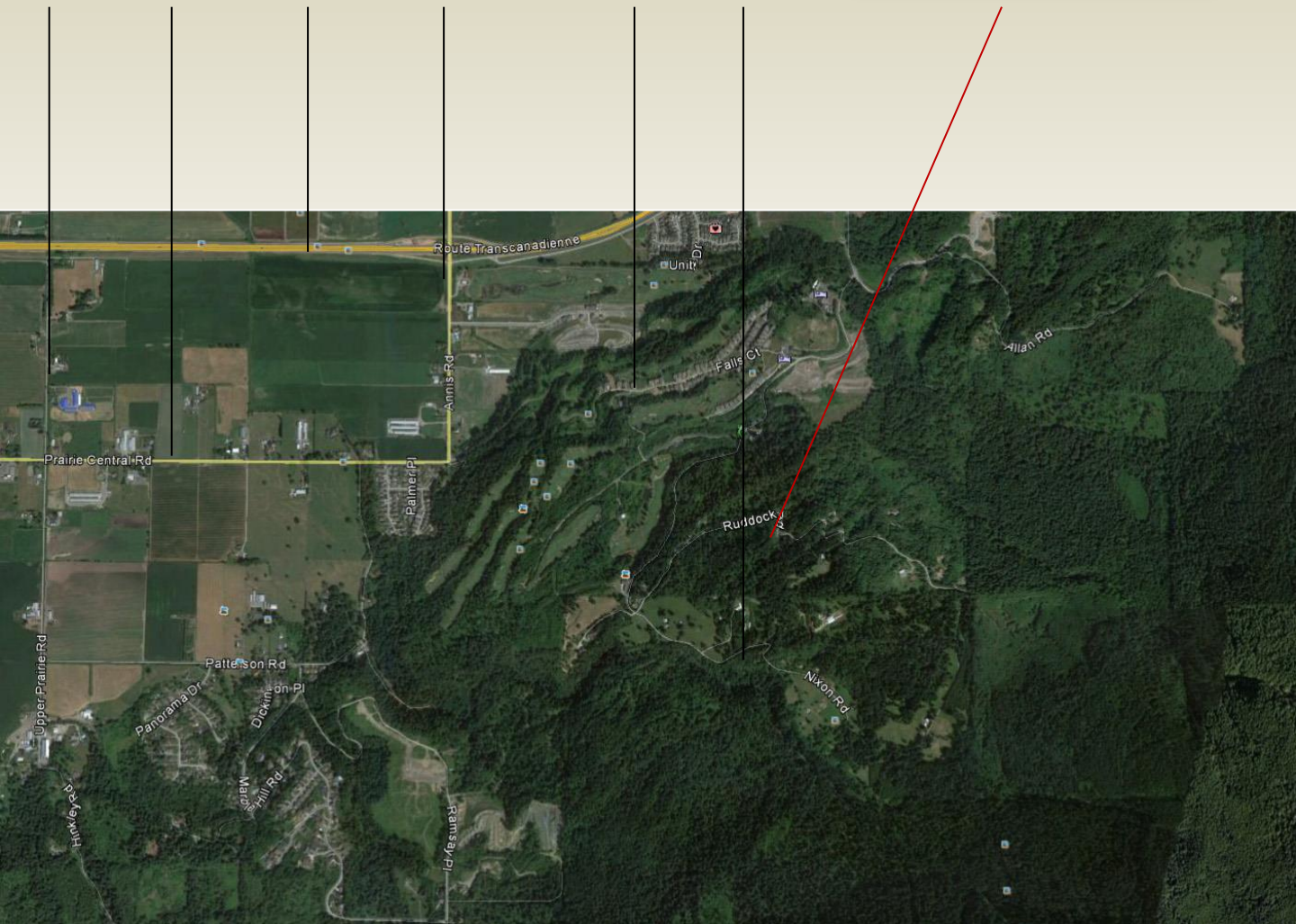
TransCanada Hwy

Annis Road

Falls Court

Nixon Road

Subject Property



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