

For Sale \$9.5M

Miracle Valley Estates Development

Lot 10 - Seux & Sylvester Roads, Mission, BC, V2V 4J1

RS-2, Rural Residential 2

43A Mission Development Site at Seux Road and Sylvester – Miracle Valley Estates, Durieu, Mission BC, part of the FVRD (Fraser Valley Regional District) Can develop between 16-20 Lots without having to go to re zoning. Property still needs to be subdivided. Located at Seux and Sylvester Roads and across the street from Durieu Elementary School. For Mapping and Direction Purposes you can use 11610 Sylvester to get to the location since property does not have an address (PID 004-749-456). Property is not in flood plain and not in ALR. Zoning is RS-2 Rural Residential (each lot will have to have its own septic – approx. cost \$75K) or can possibly be re zoned to smaller lots but developer needs to put in a shared septic. All figures and info is for information purposes only and cannot be relied upon for purchase purposes, buyer needs to get their own estimates and legal or professional advise. Property is on city water and has road access. Asking price \$13M (Exclusive Non MLS Listing) Call listing agent for more info. Click Here to View the [Featuresheet](#)



Miracle Valley Estates Video

FVRD Information:

- [Floodplain Management](#)
- [Hazard Management](#)
- [Land Use](#)

Comparables:

- [10708 Farms Rd.](#)
- [35406 Durieu Rd.](#)
- [14615 Sylvester Rd.](#)

Property Views:

- [Video on Vimeo](#)
- [Google Map - Seux Rd. & Sylvester Rd.](#)
- [Google Map - Corner Seux Road & Sylvester](#)

- [Google Earth Seux & Sylvester Roads](#)
- [Elementary School Info](#)
- [12845 Sylvester Rd.](#)
- [14 - 10799 Stave Lake](#)
- Durieu Elementary on [11620 Seux Road](#)
- [PDF Version](#) of this website



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Click An Image Below to Start Slide Show





Click Any Map For PDF View



Subject Property



PROPERTY REPORT

SEUX RD

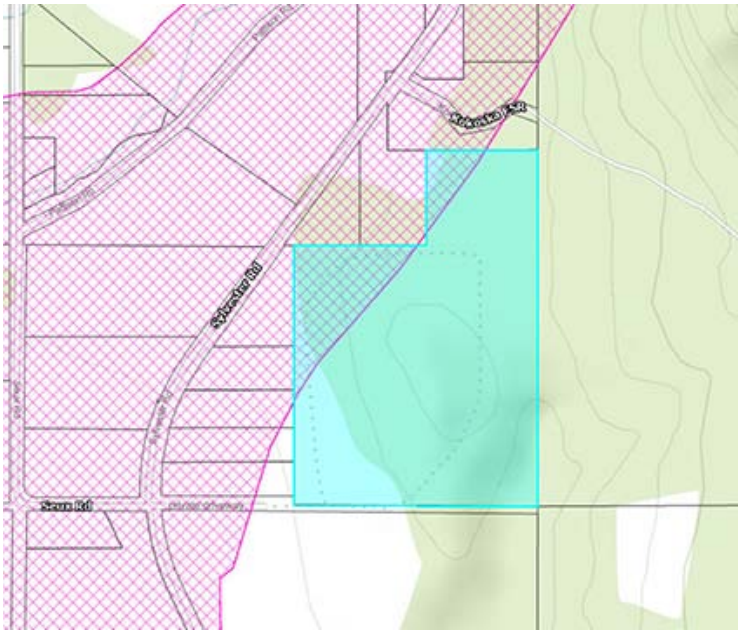
Rural

V2V 4J1

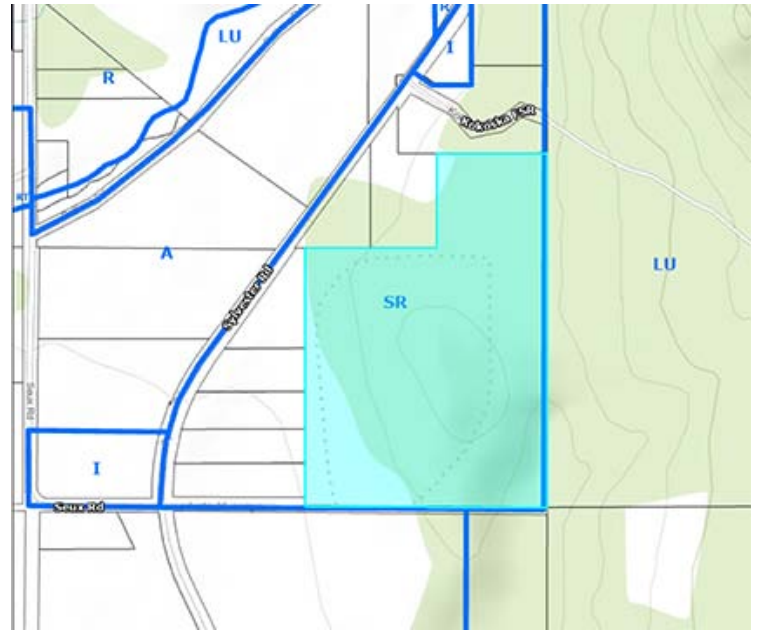
Canada

PID: 004-749-456

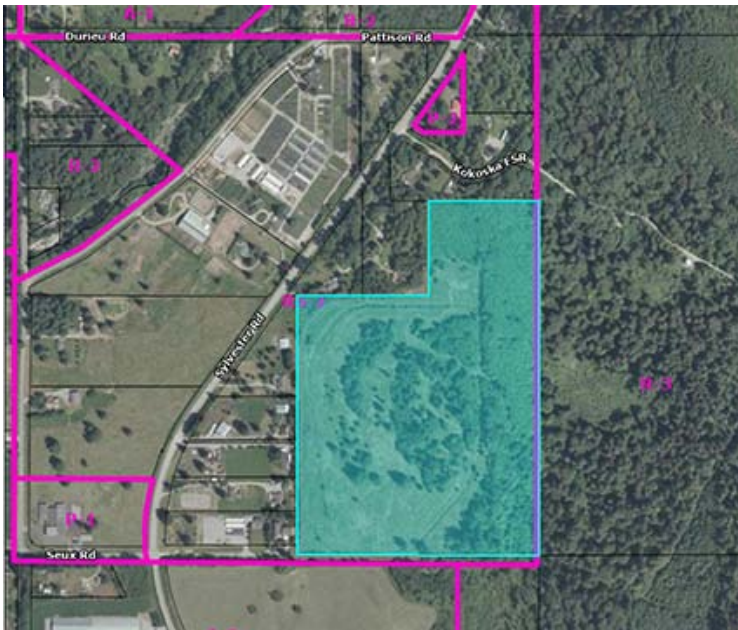
Property Report



Seux Rd. Hazard Map



Seux Rd. OCP Map



Seux Rd. Zoning Map



School



View From Sylvester Street



Subject Property



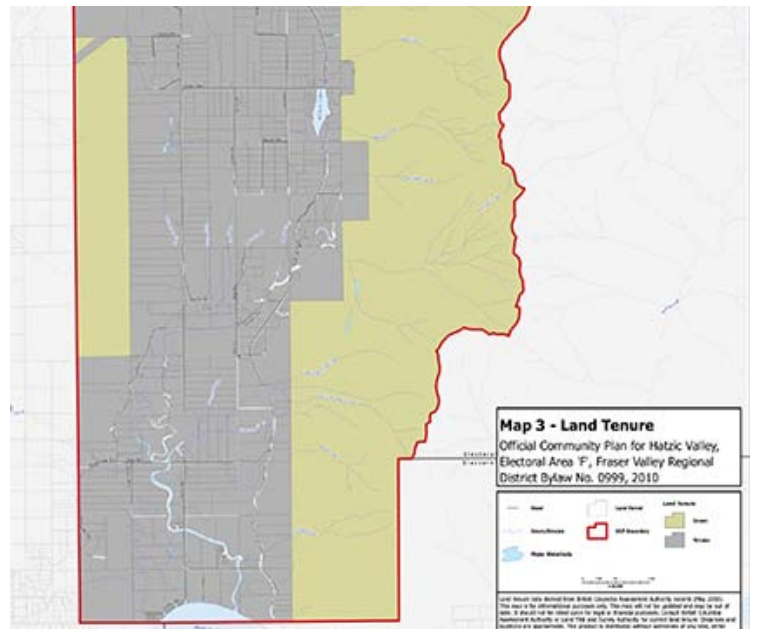
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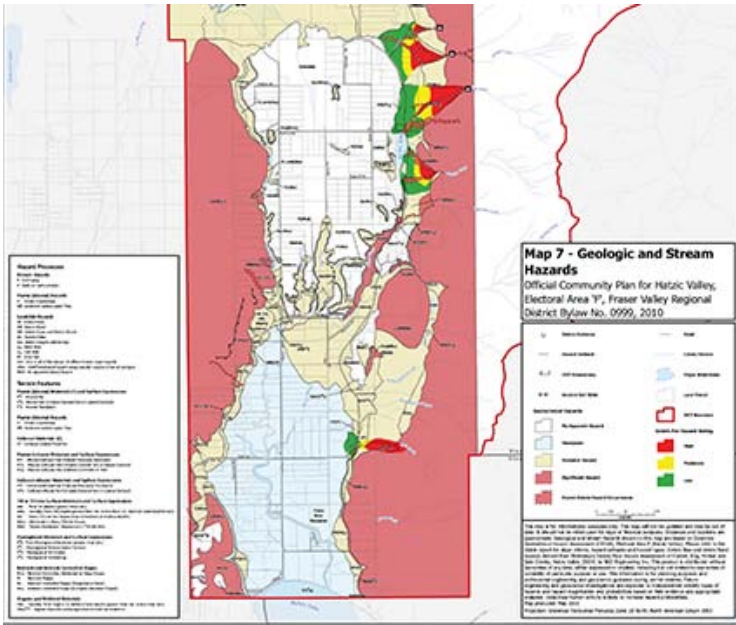
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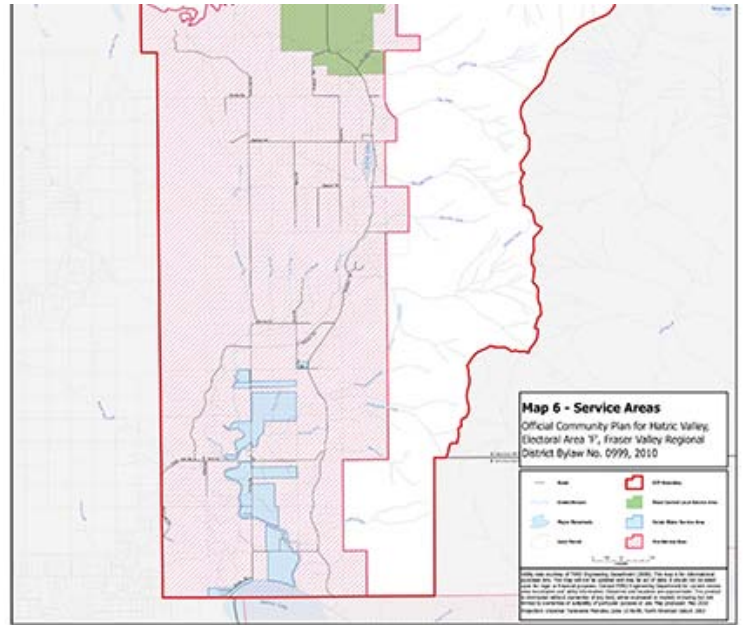
Durieu Elementary School



Crown Land



Geological Stream Hazards



Service Areas

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