

# 17534 20 Avenue, Surrey

\$3,180,000



## Land Use Strategy

This land use plan shows where and how land users fit together to create a coordinated plan. The land use policies reflect the goals and principles of the plan and sets out how Darts Hill should develop as the population grows. It promotes a balanced approach to growth and defines an appropriate scale of built form and intensity of uses.

### Land Use Highlights

**Urban Village**  
An urban village centred on 171 Street and 20 Avenue provides a mix of uses, supported by future bus service along 20 Avenue and the longer term development of the neighbourhood north of 20 Avenue.

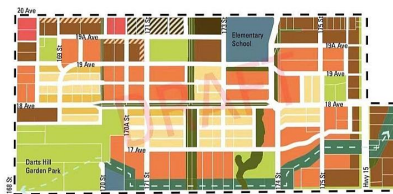
**Neighbourhood Commercial**  
A neighbourhood commercial node at the corner of 185 St and 20 Avenue will supplement the urban village and support the daily needs of residents. A commercial node at 170 St and 20 Avenue is intended to support more regional commercial developments, including neighbourhood serving retail and office developments.

**Parks and Natural Areas**  
A biodiversity corridor extends along the southern portion of the plan connecting Darts Hill Garden Park to Redwood Park, serving as an essential passage and habitat for wildlife.

**New Elementary School**  
A new elementary school site is planned to meet the future needs of students.

### LEGEND

- Low-Density Residential
- High-Density Residential
- High-Density Townhouse
- Low-Density Townhouse
- Medium-Density Townhouse
- Street-Decked Residential
- Street-Decked Residential
- Medium-Density Residential
- Medium-Density Residential
- Parks and Natural Areas
- Institutional



Developer alert!!! Rare Opportunity with lot 19, 762 sf (must sold with neighbor 17518 together, same size lot), located within NCP #3 area for townhouse development with 25-28 UPA. New Elementary School will be the next door. The hottest development area in South Surrey will come soon. 10 Mins to White Rock Beach, 5 mins to Morgan crossing commercial, Secondary School, golf course and US border. Pls do not solicit the tenant, showing by appointment only.

## KEY INFORMATION

MLS® R2703635

Residential Detached

Pacific Douglas

2 Bedrooms

1 Bathroom

1,250 SF

19,762 SF Lot

## FEATURES

Year Built: 1961

Listed By: Magsen Realty Inc.

rennie