

LAIDLAW PROPERTIES

Prime Location Recreational Investment Property



View from upper parcel

560 Acres

Consists of 21 titles

Located within the Lower Mainland, 1 hour from Vancouver

20 minutes from Jones Lake

Breathtaking views of the Fraser Valley



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LIDLAW PROPERTIES



JONES LAKE

For further information please contact:

Brian Harris
LandQuest Realty
brian@landquest.com
604-664-7636



PRIME LOCATION RECREATIONAL INVESTMENT PROPERTY

560 acres , comprised of 21 titles

Conveniently located within the Lower Mainland

- 1 hour from Vancouver
- 2.5 hours from Seattle
- 10 hours from Calgary
- Directly off the Trans Canada Highway

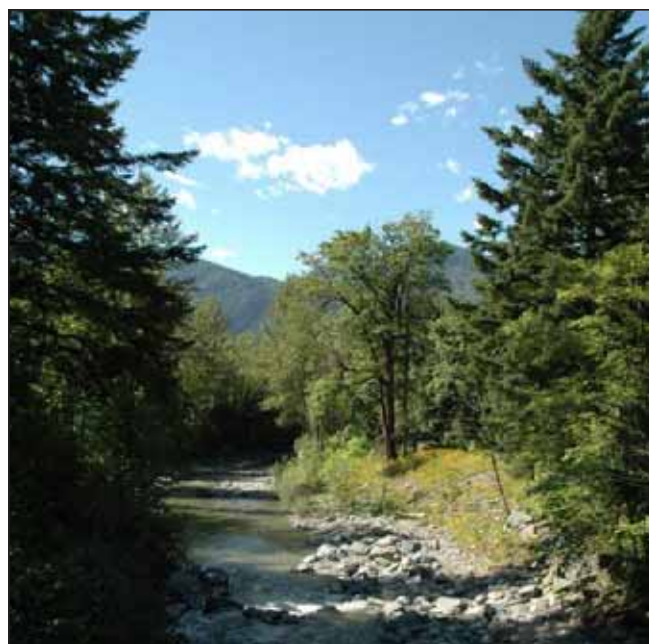
20 min drive to Jones Lake, a scenic getaway with paramount beauty compared to Lake Louise

Diverse appeal to various buyers

- Dramatic mountainside parcels with stunning views of the Fraser Riverbed
- Level valley acreages lining Jones Creek have potential for further subdivision
- Recreational areas for hiking, fishing, camping and boating throughout the property and surrounding area
- Proposed ski hill near Jones Lake creates winter appeal for the property

Unique investment opportunity

- due to the lack of vacant recreational land in the Lower Mainland
- due to heightened demand for affordable and convenient recreational property in BC
- due to unparalleled accessibility to the Lower Mainland



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Listing No: 07177

Size: 560 acres

The Property:

This 560 acre development property currently includes 21 deeded parcels and is zoned for campgrounds, holiday parks and outdoor recreation use. The lower area of this property has potential for recreational development, providing a unique and high demand revenue opportunity for the property.

With a park-like setting and stunning views unique to this area of the Lower Mainland, investment property with this much potential will not be on the market long.



As an added value, Jones Creek runs throughout the property, fed from the spectacular Jones Lake only minutes above, adding riverfront access to the list of desirable features this property boasts.

Laidlaw has it all— a level rural valley perfect for development, dramatic hills and stunning views creating a breathtaking playground unlike anywhere else, recreational adventure and activities accessible from every parcel, and best of all it's located within the Lower Mainland, only an hours drive from Vancouver.

Location:

Located east of the City of Chilliwack bordering the Trans Canada Highway . 35 km north-east of Chilliwack. 15 km south-west of Hope.

Directions:

From Vancouver, drive east on the Trans Canada Highway approx. 99 km to Chilliwack. Continue along the Trans Canada for another 35 km. The properties are fronting to and on the east side of the highway at exit 153.

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Access:

Laidlaw road forms a frontage road through the neighbourhood at Junction 53. This main road is paved with telephone and hydro along the frontage and provides access to most of the parcels. Fancher Road and a forest service road provide access to the remaining parcels, including those mountainous parcels in the south.

Vegetation:

The majority of this property is second generation forest of cedar, alder and spruce. Hard and soft timber are dense within the parcels of the lower region.



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Accessibility

1 hour from downtown Vancouver,
directly off the Trans Canada Highway



Incredible location with Highway 1 on the left,
Laidlaw Road on the right



Exit off Trans Canada onto LaidLaw Road, providing
direct access to the lower sections of the property



Original logging roads provide access to the upper
sections of the property



Jones Lake Road is well maintained and provides
access to Jones Lake while connecting the upper &
lower sections of the property

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Lower Sections

Level acreages with potential to
subdivide further



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Upper Sections

Road access to soaring views
and potential building sites



View of upper section from Jones Creek down below.



Old mine entrance located on Parcel #8.



View from parcel #14, looking out over Laidlaw and the Fraser River



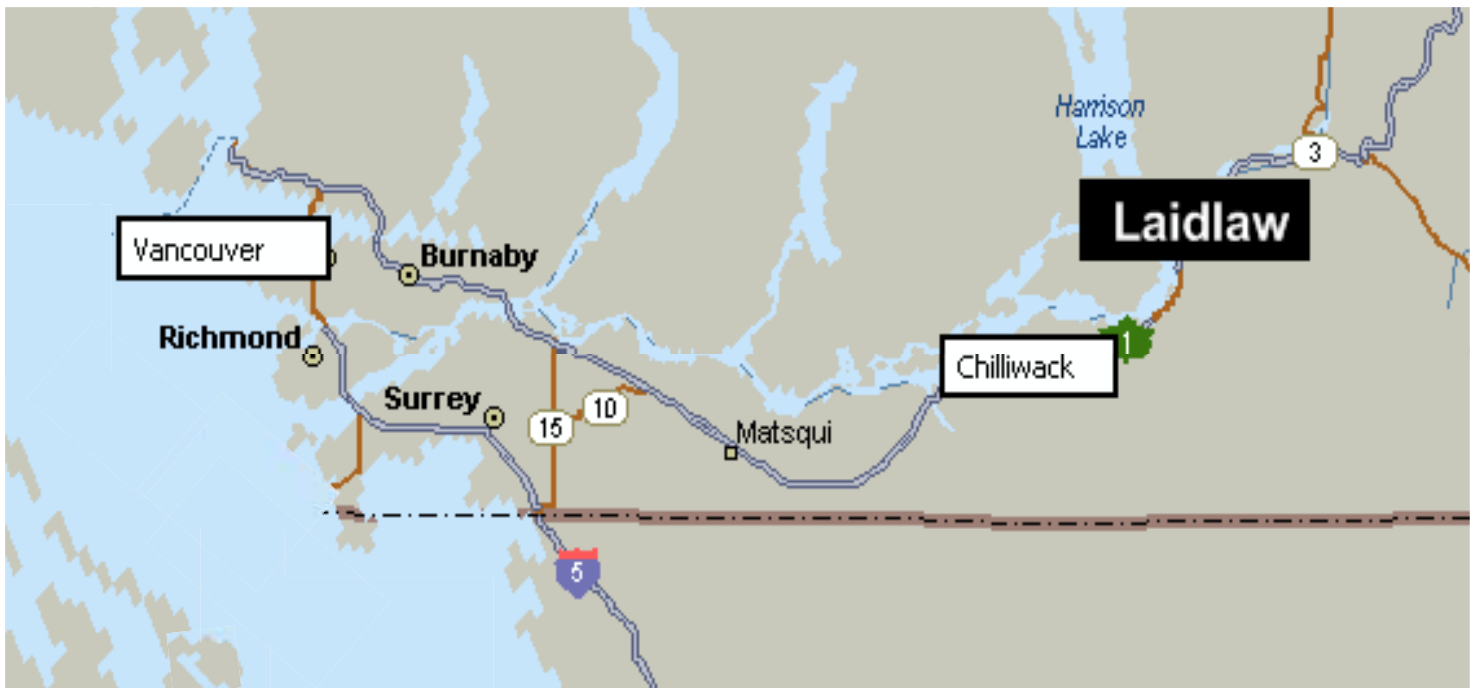
Jones Lake, directly accessible from Laidlaw's upper regions

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Maps

Direct access off Highway 1,
35 km from Chilliwack



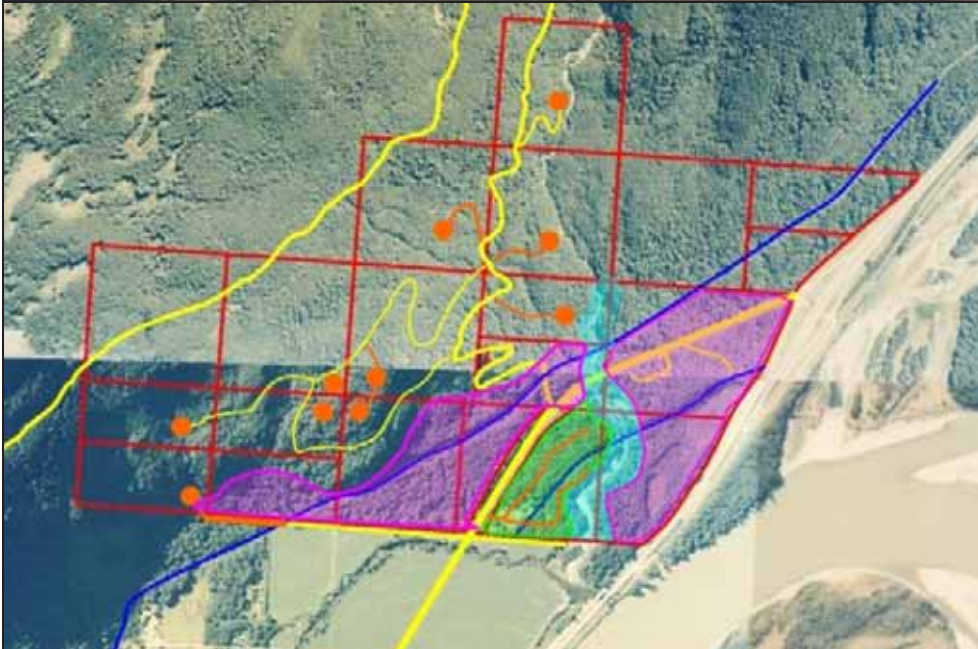
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Subdivision Map



Laidlaw Properties – 21 Titles

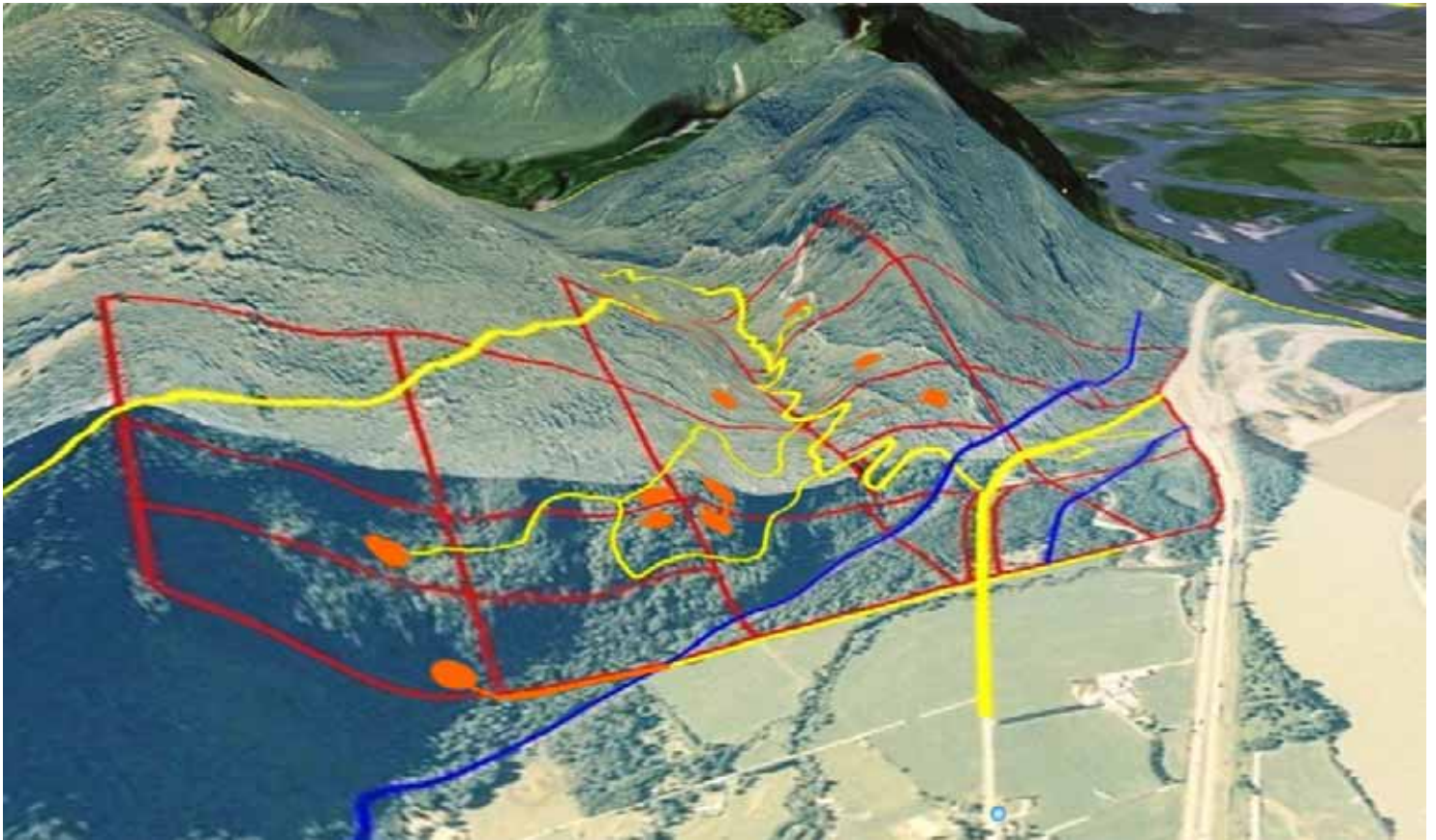


- Laidlaw Properties depicting:
- current roads in yellow
 - potential building sites and required roadways in orange
 - recommended development zones in pink and green

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Elevation of Subdivision

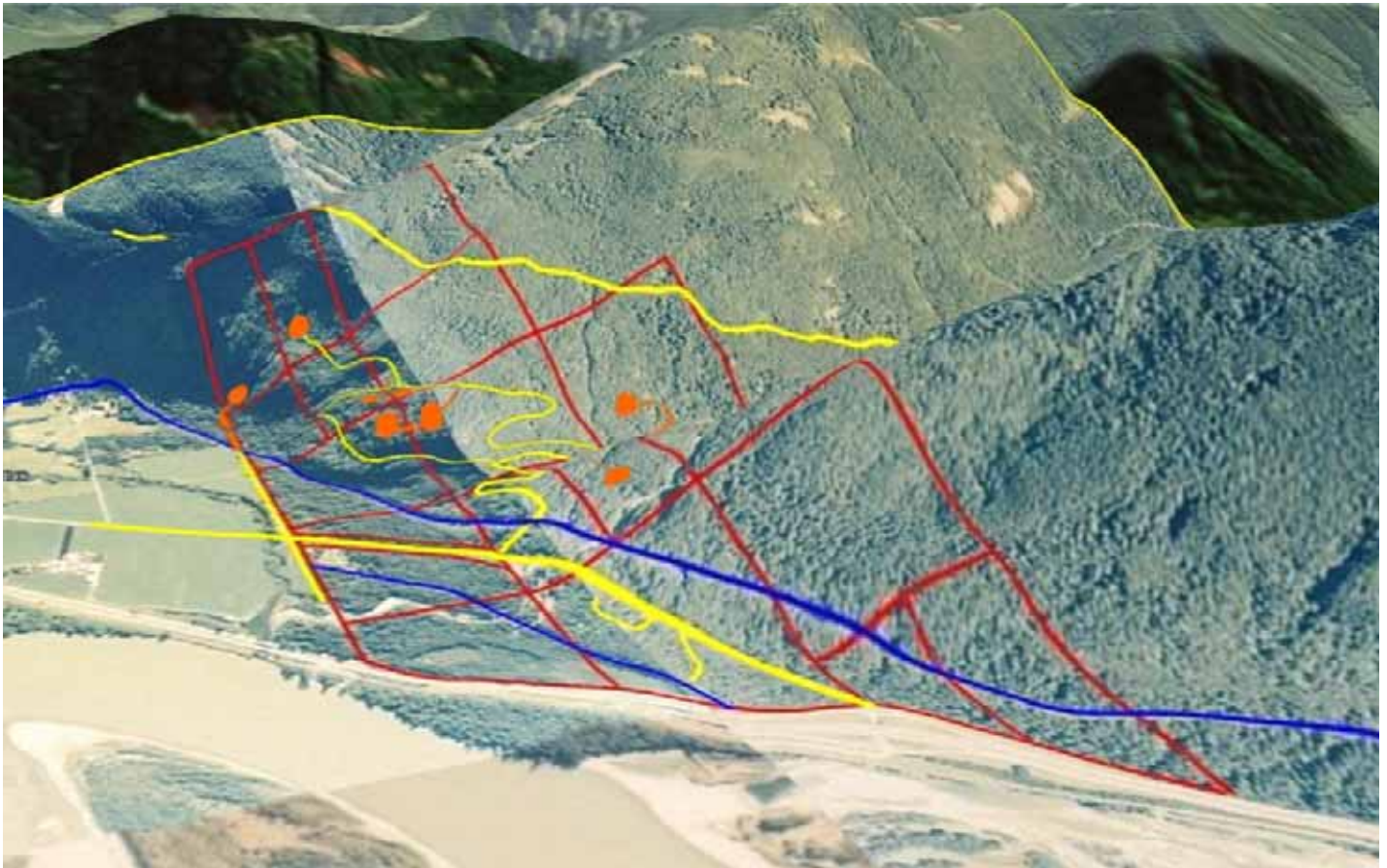


Laidlaw Properties— depicting current title boundaries in red, current roadways in yellow, and potential building sites and roadways in orange

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Elevation of Subdivision

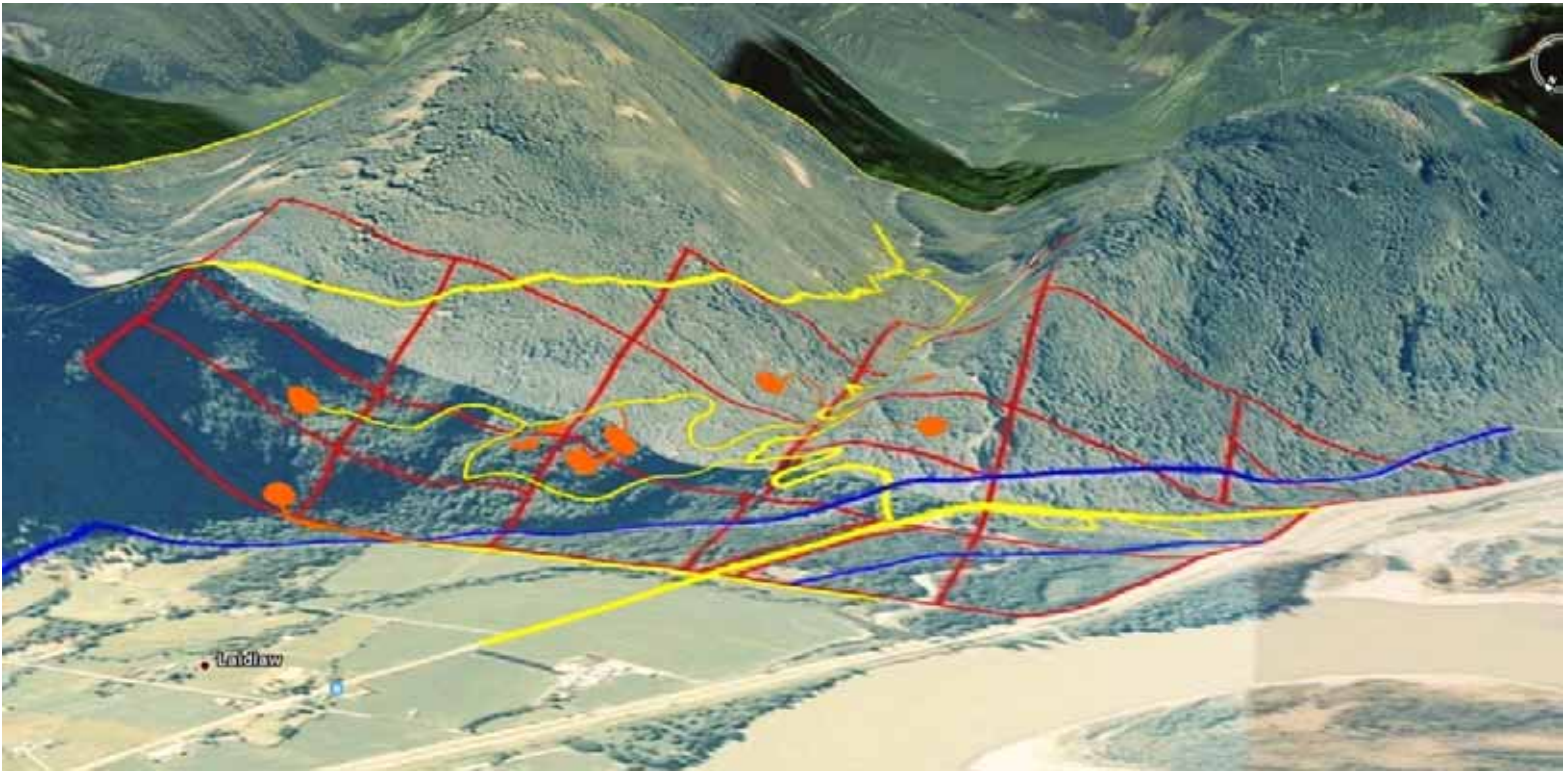


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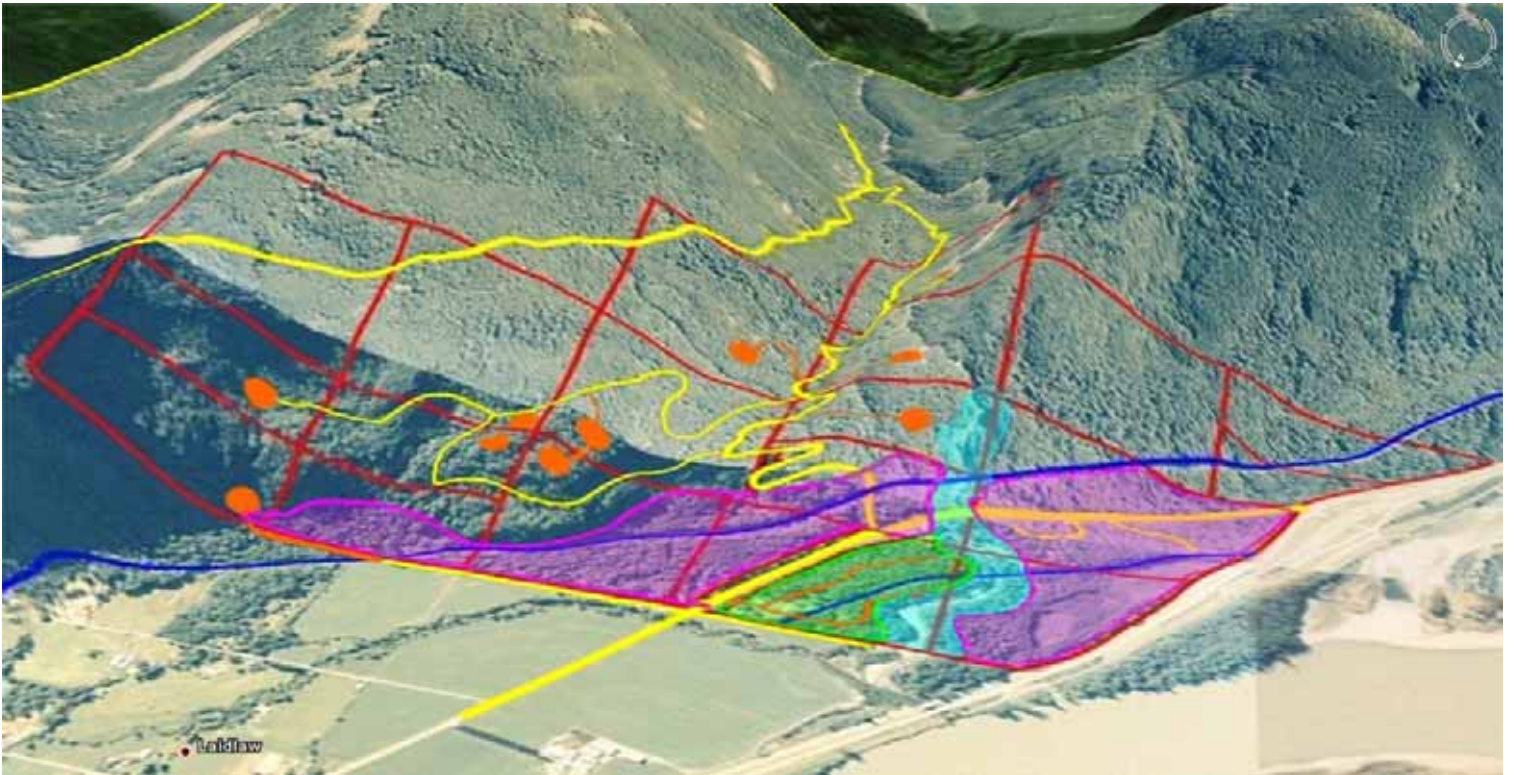


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Elevation of Subdivision



Laidlaw Properties— recommended development zones:

- Green represents current campground strata zoning
- Pink represents potential for rezoning for 5 acre lots
- Transparent hillsides for higher elevation current zoning of 40 acre lots

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Lot Details

Parcel No.	Size (acres)	Taxes (2004)	Zoning
1	19.26	\$1,573.30	P-2/CHP
2	24.86	\$2,190.39	CHP
3	16.51	\$2,261.04	Ag-1/L-1
4	35.37	\$2,948.76	Ag-/L-1
5	45.53	\$3,523.45	P-2/CHP
6	14.58	\$1,403.72	P-2/L-1
7	19.04	\$555.85	P-2/L-1
8	38.53	\$644.40	L-1
9	20.00	\$2,012.49	Ag-1/L-1
10	20.00	\$44.53	L-1
11	20.00	\$44.53	L-1
12	20.00	\$1,006.23	L-1
13	39.52	\$87.27	L-1
14	37.70	\$83.70	L-1
15	3.61	\$113.99	L-1
16	10.77	\$493.67	L-1
17	17.71	\$41.45	L-1
18	40.00	\$1,761.74	L-1
19	37.70	\$83.70	P-2/L-1
20	40.42	\$89.94	P-2/L-2
21	38.61	\$85.47	L-1

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