



604.671.7000

Condos & Homes Team

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67901 Othello Rod – MLS R2809816

Hello fellow Realtors and future buyers, please see below additional info for this listing including the Feature Sheet, PDS, Title, and other related docs & links

MLS Write-up:

67901 Othello Rd, Hope, BC, V0X 1L1, this 17.75A River Front property is in Coquihalla River's floodplain area and approx. 7.7 KM east of Hope. Property is divided into two lots separated by Othello Road, Lot 1 is 2.96A surrounded by a defunct RV Park to the west and Residential Development to the North and East. Lot 2 is 14.7A running along the river (a few acres have been washed out during the recent floods in 2022, please verify with FVRD) Current zoning is a mix of L-1, I-2, R (Rural Residential, Park Reserve) and has many uses including building your dream home, campground, small AirBNB cabins or Agricultural. The Geotechnical Engineer stated that the land is safe for RV/Tent Camping and Residential Dwelling, provided recommendations from the report are adopted. Property has paved access and is somewhat cleared with large growth trees and two newer 10X10 cabins with deck, double check with the appropriate authorities for allowable property uses + building restrictions.

Realtor Remarks:

Feel free to walk the lot but TB the listing agent first, Property zoning is divided into Rural, Limited Use & Park Reserve. The river frontage is zoned Park Reserve but does allow for construction of a home, subject to authorities having jurisdiction. Some of the 17.75 acres has been eroded by the river over the years incl recent floods that does not show up on the survey on record (see Feature Sheet) Call the Fraser valley Regional District for information on zoning - 1.800.528.0061

Data Room – Link to all documents below in one folder so you can download all docs at the same time:

<https://www.dropbox.com/scl/fo/ewrubv0wremwhlsovch3f/h?rlkey=u0og3un3msuv7ntq10mtwhgde&dl=0>

Google Maps

<https://www.google.com/maps/place/49%C2%B022'44.9%22N+121%C2%B020'51.7%22W/@49.3792188,-121.3493255,17z/data=!4m4!3m3!8m2!3d49.379135!4d-121.347684?entry=ttu>

Google Earth

<https://www.google.com/maps/@49.3792188,-121.3493255,800m/data=!3m1!1e3?entry=ttu>

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Disclaimer: This is not intended to cause or induce a breach of an existing agency agreement.





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Fraser Valley Regional District – click accept and put the address or PID on the top left hand corner:

<https://maps.fvrd.ca/portal/apps/webappviewer/index.html?id=eae55e6da5f14e11a9a5e07a78f339c5>

Property Drone Video:

Coming soon...

Feature Sheet:

<https://www.dropbox.com/scl/fi/jutofh7xh2fn14zy6cm11/01-67901-Othello-Feature-Sheet.pdf?rlkey=1gtxtp87agcmwyj84qmuj6bw4&dl=0>

Title, PDS, Team Disclosure:

<https://www.dropbox.com/scl/fi/an2z8d7kb7lrcyf2otsb/02-67901-Othello-Title-PDS-Team-Disclosure.pdf?rlkey=xfbebe98pi58xdc71n8c7kuu&dl=0>

Title Search by Itself:

<https://www.dropbox.com/scl/fi/v468b9n4yedlgcgh1f265/04-67901-Othello-Rd-Title-by-Itself.pdf?rlkey=4hdu4q4zcke7hqxaug6cmwbr0&dl=0>

Hope Active Listing over 10A for Sale:

<https://www.dropbox.com/scl/fi/95w0117b68sfb5lib09v0/05-Hope-Cross-Property-Search-over-10-Acres.pdf?rlkey=ws3pjy4ehqxq0gm2yp524fhj9&dl=0>

Area Sold Listings past 3 years:

<https://www.dropbox.com/scl/fi/trujyn3rel1p3buztj5d4/06-Othello-Sales-in-Last-3-Years.pdf?rlkey=fe4ibzb87tcclkp9g3wqiyeom&dl=0>

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