

30 129 TOWNSHIPLENE RD, ABBOTSFORD

\$1,999,999



Sold Date: Frontage (feet): **334.00** Original Price: **\$1,999,999**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1972**
 Depth / Size: **(9.93AC)** Bathrooms: **2** Age: **48**
 Lot Area (sq.ft.): **432,550.00** Full Baths: **1** Zoning: **A1**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$1,156.91**
 Rear Yard Exp: Council Apprv?: For Tax Year: **2019**
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**
 P.I.D.: **001-516-191**
 Tour: **Virtual Tour URL**

View: **Yes: Mt Baker**
 Complex / Subdiv: **Mt.Lehman/Bradner**
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: Basement Entry Construction: Frame - Wood Exterior: Vinyl Foundation: Concrete Perimeter Rain Screen: Renovations: # of Fireplaces: 2 Fireplace Fuel: Wood Water Supply: City/Municipal Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Torch-On	Total Parking: Covered Parking: Parking Access: Parking: Garage; Double, Open, Tandem Parking Dist. to Public Transit: Dist. to School Bus: Title to Land: Freehold NonStrata Property Disc.: Yes PAD Rental: Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Mixed
Reno. Year: R.I. Plumbing: R.I. Fireplaces:	

Legal: **PL NWP6949 LT 2 LD 36 SEC 2 TWP 14**
 Amenities: **None**
 Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 18'5			x			x
Main	Kitchen	15'8 x 12'			x			x
Main	Dining Room	15' x 11'6			x			x
Main	Laundry	10' x 9'			x			x
Main	Master Bedroom	14' x 11'			x			x
Main	Bedroom	9'8 x 9'6			x			x
Bsmt	Bedroom	14' x 10'7			x			x
Bsmt	Bedroom	13' x 12'6			x			x
Bsmt	Recreation	18' x 17'6			x			
Bsmt	Utility	15' x 12'			x			

Finished Floor (Main): 1,462 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 1,306 Finished Floor (Total): 2,768 sq. ft. Unfinished Floor: 0 Grand Total: 2,768 sq. ft.	# of Rooms: 10 # of Kitchens: 1 # of Levels: 2 Suite: None Crawl/Bsmt. Height: Beds in Basement: 2 Beds not in Basement: 2 Basement: Fully Finished	Bath 1 Main 4 No 2 Bsmt 2 No 3 No 4 No 5 No 6 No 7 No 8 No	Outbuildings Barn: 60x52 Workshop/Shed: 60x16 Pool: Garage Sz: Door Height:
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Listing Broker(s): **Sutton Group-West Coast Realty (Abbotsford)**

Location!Location!Location nearly 10 acres located close to town in highly desirable West Abbotsford/Bradner on City Water. High and dry land with stunning paramount Mt. Baker and valley views. Fertile land is suitable for a multitude of crops such as berries, and vegetables. Currently operating as a working equestrian facility featuring main barn (60'x52'), storage barn (60'x16'), 20 horse stalls w/many paddocks, turn outs, tack rooms, shops. Lots of open space for RV/Truck parking/Storage. Home is well built with excellent layout with several updates in recent years such as windows, and roof. Several premium building sites throughout property with unparalleled Mt Baker views. Hard to find this type of property so close to town.



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