

Active
R2919938
Board: F, Detached
House with Acreage

31211 OLUND ROAD

Abbotsford
Abbotsford West
V4X 1Z9

\$2,400,000 (LP)

(SP)



Days on Market: **146** List Date: **8/30/2024**
Orig. Price: **\$2,400,000** Expiry Date: **2/28/2025**
Prev. Price: **\$0**

Seller's Acceptance Date:
Subject Removal Date:
Completion Date:

Meas. Type:	Feet	If new, GST/HST	Approx. Year Built: 1974
Frontage (feet):	323.00	Bedrooms: 4	Age: 51
Frontage (metres):	98.45	Bathrooms: 2	Zoning: A2
Depth / Size:	1027	Full Baths: 2	Gross Taxes: \$3,210.78
Lot Area (sq.ft.):	0.00	Half Baths: 0	For Tax Year: 2024
Lot Area (acres):	7.65	Rear Yard Exp:	Tax Inc. Utilities?: No
Flood Plain:	Yes	P.I.D.: 004-932-897	Tour: Virtual Tour URL
View:	Yes : Mountains		

Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic, Water**

Sewer Type: **Septic** Water Supply: **Community, Well - Shallow**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
Parking: **Open, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Seller's Interest: **Registered Owner**
Property Disc.: **No : Upon Accepted offer**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**

Type of Roof: **Asphalt**

Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 3, PLAN NWP32991, DISTRICT LOT 46, SECTION 31, TOWNSHIP 16, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Municipal Charges

Amenities: **Pool; Outdoor, Workshop Detached**

Garbage:
Water:
Dyking:
Sewer:
Other:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,450
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	2,450 sq. ft.
Unfinished Floor:	0
Grand Total:	2,450 sq. ft.
Flr Area (Det'd 2nd Res):	sq. ft.

Floor	Type	Dimensions
Main	Living Room	25'x12'
Main	Kitchen	18'x11'3
Main	Dining Room	18'x11'3
Main	Primary Bedroom	15'x11'4
Main	Bedroom	11'8x11'7
Main	Bedroom	11'2x9'7
Main	Bedroom	11'3x8'7
Main	Den	8'x8'
Main	Hobby Room	12'x10'
Main	Recreation Room	14'x14'

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	Floor	#Pcs
Main	Main	3
Main	Main	3

Suite: **None**
Basement: **None**

Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **10**

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

ByLaw Restrictions:

List Broker 1: **Sutton Group-West Coast Realty (Abbotsford) - Office:**
List Desig Agt 1: **Harjot Riarh - PREC - Phone: 604-825-5049**
List Broker 2:
List Desig Agt 2: **3:**
Buyer's Broker 1:
Buyer's Agent 1: **2:**
Owner: **GARRY RICHARD CONN & LESLEY PATRICIA CONN**
Commission: **3.22% ON THE 1ST \$100,000 & 1.15% ON THE BALANCE**

List Broker 3:
harjotriarh@hotmail.com

Appointments: **Phone L.R. First**
Call: **Harjot**
Phone: **604-825-5049**

Occupancy: **Owner**

Realtor **Square Footage from BC Assessment. Measurements done by Realtor. Measurements are approximate and should be verified by Buyer if**
Remarks: **deemed important.**

7.65 acre property on the edge of town located on prestigious Olund ave. Only a few mins drive to MEI schools, Rick Hansen, Bolt fitness centre and ice rinks, Highstreet Mall, and parks. Solid large rancher home with shop and outbuilding. Great future building site with mountain views.