

**Active**  
**R3051868**  
 Board: F, Detached  
 House/Single Family

**2284 MOULDSTADE ROAD**

Abbotsford  
 Central Abbotsford  
 V2S 3X4

**\$1,248,000 (LP)**

(SP)



Days on Market: **72**    List Date: **9/24/2025**    Seller's Acceptance Date:  
 Orig. Price: **\$1,248,000**    Expiry Date: **12/31/2025**    Subject Removal Date:  
 Prev. Price: **\$0**    Completion Date:

Meas. Type: **Feet**    If new, GST/HST inc?: **No**    Approx. Year Built: **2025**  
 Frontage (feet): **37.70**    Bedrooms: **4**    Age: **0**  
 Frontage (metres): **11.49**    Bathrooms: **4**    Zoning: **RS7**  
 Depth / Size:    Full Baths: **3**    Gross Taxes: **\$4,624.00**  
 Lot Area (sq.ft.): **3,558.00**    Half Baths: **1**    For Tax Year: **2025**  
 Lot Area (acres): **0.08**    Rear Yard Exp:    Tax Inc. Utilities?: **No**  
 Flood Plain:    P.I.D.: **031-861-628**    Tour:

View: **No** :

Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal**    Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1**    R.I. Fireplaces:  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**

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

Total Parking:    Covered Parking:    Parking Access: **Front**  
 Parking: **Carport; Single**  
 Driveway Finish: **Asphalt**  
 Dist. to Public Transit: **1**    Dist. to School Bus: **1**  
 Title to Land: **Freehold NonStrata**    Land Lease Expiry Year:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **No : Brand New House**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Mixed**

Legal: **LOT 2, PLAN EPP114796, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Municipal Charges

Amenities: **None**

Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Site Influences: **Private Yard**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Microwave, Security System**

Finished Floor (Main):	650	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	839	Main	Kitchen	11'11 x 11'15	Bsmt	Bedroom	11'3 x 11'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	11'11 x 15'9	Bsmt	Family Room	15'8 x 13'6	Main 2
Finished Floor (Below):	0	Main	Dining Room	11'11 x 9'9	Bsmt	Recreation Room	11'2 x 21'9	Bsmt 4
Finished Floor (Basement):	1,024			x			x	Above 4
Finished Floor (Total):	2,513 sq. ft.			x			x	Above 5
Unfinished Floor:	0	Above	Primary Bedroom	11'11 x 14'			x	
Grand Total:	2,513 sq. ft.	Above	Bedroom	10'3 x 10'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'10 x 10'			x	
		Above	Laundry	6'11 x 5'3			x	
				x			x	
				x			x	
		Bsmt	Kitchen	10'3 x 8'7			x	

Suite: **Unauthorized Suite**  
 Basement: **Full, Fully Finished, Separate Entry**

Crawl/Bsmt. Ht:    # of Levels: **3**  
 # of Kitchens: **2**    # of Rooms: **11**

Manuf Type:    Registered in MHR?:  
 MHR#:    CSA/BCE:  
 ByLaw Restrictions:

PAD Rental:  
 Maint. Fee:

List Broker 1: **Sutton Group-West Coast Realty (Abbotsford) - Office:**

List Broker 3:  
**harjotriarh@hotmail.com**

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: **1056750 B.C. LTD**

Commission: **3.22% ON FIRST \$100,000/1.15 % ON BALANCE**

Appointments:    **Phone Seller First**  
 Call:    **harjot**  
 Phone:    **604-825-5049**

Occupancy: **Vacant**

Realtor **All measurements taken from plans.**

Remarks:

**Brand new luxury home in prime Central Abbotsford location! This 2,513 sq ft residence offers a sleek main floor open-concept layout with a waterfall kitchen island, high-end appliances, premium cabinetry and custom designer lighting. Upstairs includes 3 spacious bedrooms including huge master bedroom with spa-inspired ensuite. Fully finished basement boasts large rec/media room plus a legal 1-bed suite with separate entry. Enjoy engineered hardwood, quartz counter tops, plush wool carpeting, security system, fenced yard, and modern finishes throughout, private backyard and massive wrap around deck. Walking distance to Alexander elementary, parks, shops, and transit. Just minutes to the ARC rec center, Hwy 1, and downtown amenities. A rare find—move-in ready!**