

Presented by:
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Active
R2170547

4296 LEFEUVRE ROAD

Residential Detached

Board: F
 House with Acreage

Abbotsford
 Aberdeen
 V4X 1N8

\$2,295,000 (LP)

(SP)



Sold Date: Frontage: **338.00** Original Price: **\$2,295,000**
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1973**
 Depth / Size: **1558(12.97A)** Bathrooms: **4** Age: **44**
 Lot Area (acres): **12.97** Full Baths: **4** Zoning: **A-1**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,843.55**
 Rear Yard Exp: For Tax Year: **2016**
 Approval Req?: Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **006-186-815**
 Tour:

View: **Yes: MOUNTAIN VIEW**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Brick, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**
 Type of Roof: **Wood**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Carport & Garage, Open**

Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **PL NWP47938 LT 25 LD 36 SEC 33 TWP 13 PART SW 1/4.**

Amenities: **Barn, Garden, In Suite Laundry, Pool; Outdoor, Storage, Workshop Attached**

Site Influences: **Private Setting, Private Yard, Rural Setting, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Swimming Pool Equip.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	15'4 x 14'5	Bsmt	Bedroom	10'8 x 7'11			x
Main	Dining Room	13'6 x 11'3	Bsmt	Bedroom	10'8 x 9'7			x
Main	Kitchen	12'7 x 11'11	Bsmt	Recreation	19'1 x 13'4			x
Main	Living Room	19'2 x 15'6	Bsmt	Storage	10' x 8'			x
Main	Family Room	23'1 x 15'8	Bsmt	Living Room	10'4 x 10'1			x
Main	Bedroom	13'6 x 11'9	Bsmt	Bedroom	17'11 x 15'4			x
Main	Bedroom	13'6 x 9'2						x
Bsmt	Living Room	10'4 x 10'1						x
Bsmt	Kitchen	16'2 x 5'5						x
Bsmt	Master Bedroom	17'7 x 11'4						x

Finished Floor (Main): **1,982**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,982**
 Finished Floor (Total): **3,964 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **3,964 sq. ft.**

of Rooms: **16**
 # of Kitchens: **2**
 # of Levels: **2**
 Suite: **Unauthorized Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **4** Beds not in Basement: **3**
 Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	4	No
3	Bsmt	4	No
4	Bsmt	4	No
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Listing Broker(s): **B.C. Farm & Ranch Realty Corp.**

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12.97 acres located close to the Langley and Abbotsford border. The property has 2 road frontages, with access from Layman Road and Leveuvre Road. Subject property has an existing 3,964 square feet home with 7 bedrooms, 4 bathrooms and an outdoor swimming pool. The property is planted in approximately 5 acres of productive blueberries and has approximately 5 acres of clear and leveled land. There is easy access to US-Canada Border Crossing. Close to Highway #1 - Trans Canada Highway and all Aldergrove amenities.