

Active
R2372564

 Board: F
 House with Acreage

6230 TOLMIE ROAD

 Abbotsford
 Sumas Prairie
 V3G 2V6

Residential Detached

\$2,775,000 (LP)

 (SP) 


Sold Date:	Frontage (feet):	1,036.8	Original Price: \$2,875,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1992
Depth / Size: 1337.06(24.2)	Bathrooms:	6	Age: 27
Lot Area (sq.ft.): 0.00	Full Baths:	4	Zoning: A2
Flood Plain: Yes	Half Baths:	2	Gross Taxes: \$4,295.83
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 014-211-891
			Tour: Virtual Tour URL

 View: **Yes: Mountain and Valley**

Complex / Subdiv:

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

 Sewer Type: **Septic**

 Style of Home: **2 Storey, Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

 Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Open, RV Parking Avail.**

 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:

 Legal: **LOT 1, PLAN NWP81717, SECTION 7, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT DBL EXP# C8025726**

 Amenities: **Barn, Garden, Storage**

 Site Influences: **Private Setting, Private Yard, Rural Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'	Main	Kitchen	16' x 14'			x
Main	Dining Room	13' x 10'	Main	Living Room	12' x 11'			x
Main	Kitchen	11'6 x 10'	Main	Dining Room	10' x 9'			x
Main	Den	14' x 12'	Above	Living Room	16' x 15'			x
Main	Nook	10'6 x 9'	Above	Kitchen	10' x 8'			x
Above	Master Bedroom	20' x 12'	Above	Bedroom	19' x 14'			x
Above	Bedroom	12'6 x 9'6	Above	Bedroom	10' x 9'			x
Above	Bedroom	11'6 x 10'	Above	Dining Room	8' x 8'			x
Above	Master Bedroom	11' x 10'	Above	Laundry	5' x 3'			x
Above	Den	10' x 9'			x			x

Finished Floor (Main):	1,780	# of Rooms:	19	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,000	# of Kitchens:	3	1	Main	2	No	Barn: 170x75
Finished Floor (Below):	0	# of Levels:	2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Above	4	No	Pool:
Finished Floor (Total):	3,780 sq. ft.	Crawl/Bsmt. Height:		4	Above	6	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5	Above	4	No	Grg Dr Ht:
Grand Total:	3,780 sq. ft.	Basement:	None	6	Above	3	No	
				7				
				8				

 Listing Broker(s): **eXp Realty (Branch)**

24.21 Acres in Abbotsford. House (3,780 sq.ft.) with 6 bedrooms and 6 bathrooms, ideal for 2 families. The subject property has a large barn (13,000 sq.ft.) with a 2 bedroom, 1 bathroom suite above. The barn has water, hydro, and 400 amp services with concrete floors. The farm has fertile soil great to grow various crops like blueberries and vegetables. There is a large frontage of 1,036ft. This property is in a central location close to all amenities, Cultus Lake and easy access to Highway #1.