

Active
R2436689
 Board: F
 House with Acreage

31433 KING ROAD
 Abbotsford
 Poplar
 V2T 5Z2

Residential Detached
\$5,750,000 (LP)
 (SP) **M**



Sold Date:
 Meas. Type: **Feet**
 Depth / Size: **(4AC)**
 Lot Area (sq.ft.): **0.00**
 Flood Plain: **No**
 Rear Yard Exp: **North**
 Council Apprv?:
 If new, GST/HST inc?:

Frontage (feet): **263.18**
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **3**
 Half Baths: **0**

Original Price: **\$5,750,000**
 Approx. Year Built: **9999**
 Age: **999**
 Zoning: **A-1**
 Gross Taxes: **\$1,182.98**
 For Tax Year: **2019**
 Tax Inc. Utilities?: **No**
 P.I.D.: **011-201-461**
 Tour:

View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood, Other**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 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., Carport & Garage, 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 2, PLAN NWP6620, SECTION 18, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, W 260 FT**

Amenities: **Green House, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 15'			x			x
Main	Dining Room	12' x 10'			x			x
Main	Kitchen	12' x 13'			x			x
Main	Bedroom	12' x 12'			x			x
Main	Bedroom	11' x 11'			x			x
Main	Bedroom	10' x 10'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,200	# of Rooms:	6	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	2		3							Workshop/Shed:
Finished Floor (Basement):	1,200	Suite:	None		4							Pool:
Finished Floor (Total):	2,400 sq. ft.	Crawl/Bsmt. Height:			5	Main	3	No				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	3							Grg Dr Ht:
Grand Total:	2,400 sq. ft.	Basement:	Fully Finished		6							
					7							
					8							

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

4 ACRE - GREENHOUSE FACILITY. Well maintained 2.5 Acre glass greenhouse facility with a 6,800 SQ/FT Warehouse with a dry loading dock. 1 Office, Employee lunch room, and bathrooms. Fully equipped with the latest Priva software climate control, new U.V. filtration system for fertigaion system. 2,400 SQ/FT Home with 3 Bedrooms and 3 Bathrooms used for farmer employee housing. Great future potential in a very desirable location, located within the "Special Study Area" "B" of the OCP. Close to all amenities and easy access to Sumas Way (Highway #11) and Sumas USA Boarder, Fraser Highway and Highway # 1.