

**Active**  
**R2535366**  
 Board: F  
 House with Acreage

**2090 INTERPROVINCIAL HIGHWAY**

Abbotsford  
 Sumas Prairie  
 V3G 2N9

Residential Detached  
**\$3,299,000** (LP)  
 (SP) 



Sold Date: Frontage (feet): **518.07** Original Price: **\$3,488,000**  
 Meas. Type: **Feet** Bedrooms: **0** Approx. Year Built: **9999**  
 Depth / Size: **1712.11(20.3)** Bathrooms: **1** Age: **999**  
 Lot Area (sq.ft.): **886,010.40** Full Baths: **1** Zoning: **A2**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,034.87**  
 Rear Yard Exp: Council Apprv?:  
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**  
 P.I.D.: **010-837-931**  
 Tour:

View: **Yes: Mountains**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Septic, Water**  
 Sewer Type: **Septic**

Style of Home: **1 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Block**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **None**  
 Type of Roof: **Metal**

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

Total Parking: Covered Parking: Parking Access:  
 Parking: **None**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **SOUTH HALF LOT 80 SECTIONS 11,12,13,14 AND 15 TOWNSHIP 19NEW WESTMINSTER DISTRICT PLAN 4211**

Amenities:

Site Influences: **Paved Road, Rural Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 10'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	924	# of Rooms:1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 0	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2			No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3			No	Pool:
Finished Floor (Total):	924 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5			No	Grg Dr Ht:
Grand Total:	924 sq. ft.	Basement: None	6			No	
		Beds not in Basement: 0	7			No	
			8			No	

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

**20.34 Acre blueberry farm planted with Elliott, Reka, and Duke variety blueberries. Very well maintained and high producing, with 275,000 lb average production. Property also has a 924 sq ft 2 bed/1 bath home and an 1,800 sq ft shop, both of which are currently tenanted.**