

Active
R2620269
 Board: F
 House with Acreage

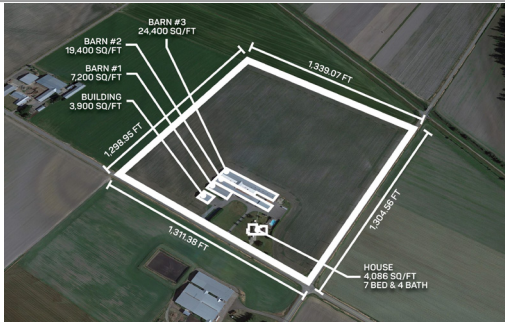
37664 WELLS LINE ROAD

Abbotsford
 Sumas Prairie
 V3G 2A1

Residential Detached

\$6,990,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$6,990,000**
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1995**
 Frontage(feet): **1,316.0** Bathrooms: **4** Age: **26**
 Frontage(metres): **401.12** Full Baths: **4** Zoning: **A2**
 Depth / Size: **1,316.00** Half Baths: **0** Gross Taxes: **\$7,483.46**
 Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2021**
 Lot Area (acres): **39.89** P.I.D.: **013-425-196** Tax Inc. Utilities?: **No**
 Flood Plain: **Yes** Tour:
 View: **Yes: Mountains**
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

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

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Brick**
 Foundation: **Concrete Perimeter**
 Renovations: Reno. Year:
 # of Fireplaces: R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: Metered Water:
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**
 Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Double, Open**
 Driveway Finish:
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **PART NW1/4 OF NW1/4, SECTION 9, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	4,086	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Bedroom	10' x 11'7	Main	Living Room	16'11 x 17'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	9'11 x 10'5	Main	Office	10'11 x 9'11	Main 4
Finished Floor (Below):	0	Main	Bedroom	11' x 10'5			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	11'11 x 10'			x	
Finished Floor (Total):	4,086sq. ft.	Main	Bedroom	9'11 x 11'6			x	
Unfinished Floor:	0	Main	Bedroom	11'11 x 10'			x	Main 3
Grand Total:	4,086sq. ft.	Main	Laundry	10'9 x 15'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	13'3 x 15'11			x	
Suite: None		Main	Eating Area	10'10 x 7'1			x	
Basement: Crawl		Main	Family Room	19'4 x 15'11			x	Main 4
		Main	Master Bedroom	14'3 x 14'11			x	
		Main	Dining Room	24'2 x 17'9			x	
		Main	Foyer	9'4 x 7'			x	

Crawl/Bsmt. Height: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **15**

Manuf Type: Registered in MHR?: PAD Rental:
 MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

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

39.89 ACRES HOUSE and MULTIPLE BUILDINGS. Located in Sumas Prairie with a 4000+ SQ/FT Home, 7 large bedrooms, 4 baths, spacious common areas, outdoor swimming pool, and is serviced with City Water/Natural Gas. 4 Large Outbuildings totaling 52,000+ SQ/FT. Property offers a Square and flat parcel with two road frontages (Wells Line Road and Cole Road), panoramic views of the valley and mountains, and great for various crops. Just minutes away from Highway #1, shopping, USA border, and university.