

Active
R2747673

 Board: F, Detached
 House with Acreage

32550 HUNTINGDON ROAD

 Abbotsford
 Poplar
 V2T 5Z1

\$5,997,000 (LP)
 (SP)


Days on Market: 0	List Date: 1/23/2023	Expiry Date: 1/23/2024
Previous Price: \$0	Original Price: \$5,997,000	Sold Date:
Meas. Type: Feet	If new, GST/HST	Approx. Year Built: 1941
Frontage (feet): 667.36	Bedrooms: 5	Age: 82
Frontage: 203.41	Bathrooms: 3	Zoning: A1
Depth / Size: 1285.27(1)	Full Baths: 2	Gross Taxes: \$2,207.00
Lot Area (sq.ft.): 0.00	Half Baths: 1	For Tax Year: 2022
Lot Area (acres): 19.70	Rear Yard Exp:	Tax Inc. Utilities?: No
Flood Plain: No	P.I.D.: 005-697-221	Tour:
View: Yes : Mount Baker		
Complex/Subdiv		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal, Well - Drilled	

Style of Home: 2 Storey w/Bsmt.	Total Parking:	Covered Parking:	Parking Access:
Construction: Concrete, Frame - Wood	Parking: Open		
Exterior: Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations: Partly	Title to Land: Freehold NonStrata		
# of Fireplaces: 0 R.I. Fireplaces:	Seller's Registered Owner		
Fireplace Fuel: None	Property Disc.: Yes:		
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: None	R.I. Plumbing:		
Type of Roof: Metal	Fixtures Rmvd: No :		
	Floor Finish:		

 Legal: **LOT 42, PLAN NWP5211, SECTION 5, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, & SEC 8 DBL EXP#C8048967**

 Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

 Amenities: **Barn, Storage, Workshop Detached**

 Site Influences: **Private Setting, Shopping Nearby**
 Features:

Finished Floor (Main):	1,240	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	588	Main	Living Room	13' x 15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8' x 9'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	12' x 10'			x	
Finished Floor (Basement):	0	Main	Bedroom	12' x 9'6"			x	
Finished Floor (Total):	1,828 sq. ft.	Above	Bedroom	12' x 13'			x	
Unfinished Floor:	1,116	Above	Bedroom	12'6 x 17'6"			x	Above 2
Grand Total:	2,944 sq. ft.	Above	Bedroom	12' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	14'6 x 16'			x	Bsmt 3
							x	
							x	
							x	
							x	

 Suite: **None**
 Basement: **Unfinished**

 Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **8**

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

 List Broker 1: **eXp Realty (Branch) - OFC: 833-817-6506**
 List Desig Agt 1: **Jay Khakh - Phone: 604-418-2937**
 List Broker 2: **eXp Realty (Branch) - OFC: 833-817-6506**
 List Desig Agt 2: **Nav Sekhon - PREC - Phone: 604-782-0988** 3:

 List Broker 3:
jay@farmsinbc.com

 Appointments: **Touchbase**
 Call: **TOUCHBASE**
 Phone: **604-418-2937**

 Sell Broker 1:
 Sell Sales Rep 1: 2: 3:
 Owner: ****Privacy Protected** Satinder Kaur Dhaliwal & Kulwant Singh Dhaliwal**
 Commission: **1.15%**

 Occupancy: **Owner**

 Realtor **PRIVACY - DO NOT SOLICIT. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must provide 24 hours notice for showing. For more details and images, please browse our website at www.farmsinbc.com DBL EXP.#C8048967**

19.70 ACRE BLUEBERRY FARM + HOME AND OUTBUILDINGS. Ideal location to build an Estate Home in the most desirable location of Abbotsford. While building you can live in or rent out the Fully Renovated 2,944 SQ/FT Home which has 5 Beds/3 Baths. The property also has a Barn and 3 Agricultural Storage Buildings (total of 7,200 SQ/FT). The 17 Acres of Mature Duke Blueberries were planted in 2010 and are set up for Irrigation and Machine Harvesting. This property is Out of Floodplains, and has City Water, Natural Gas, and incredible views of Mount Baker. Located minutes away from Highway #1, Costco, Sumas Border, and The University of the Fraser Valley. Showings by Appointment Only.