
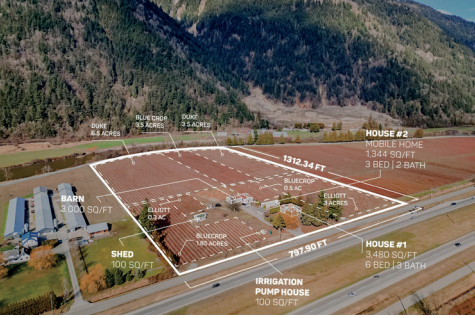


Active		39963 NORTH PARALLEL ROAD		\$3,450,000 (LP)																																																																																												
R2859037		Abbotsford Sumas Mountain V3G 2S8		(SP)																																																																																												
Board: F, Detached House with Acreage																																																																																																
		Days on Market: 0		List Date: 3/13/2024																																																																																												
		Previous Price: \$0		Original Price: \$3,450,000																																																																																												
		Expiry Date: 3/13/2025		Sold Date:																																																																																												
		Meas. Type: Feet		If new, GST/HST		Approx. Year Built: 1933																																																																																										
Frontage (feet): 797.90		Bedrooms: 4		Age: 91																																																																																												
Frontage (metres): 243.20		Bathrooms: 2		Zoning: A2																																																																																												
Depth / Size: 22.71AC		Full Baths: 2		Gross Taxes: \$4,666.57																																																																																												
Lot Area (sq.ft.): 0.00		Half Baths: 0		For Tax Year: 2023																																																																																												
Lot Area (acres): 22.71		Rear Yard Exp:		Tax Inc. Utilities?: No																																																																																												
Flood Plain: Yes		P.I.D.: 011-110-571		Tour:																																																																																												
View: Yes : MOUNTAINS AND VALLEY																																																																																																
Complex/Subdiv:																																																																																																
First Nation Reserve:																																																																																																
Services Connected: Electricity, Natural Gas, Septic, Water																																																																																																
Sewer Type: Septic		Water Supply: City/Municipal																																																																																														
Style of Home: 2 Storey w/ Bsmt. Construction: Frame - Wood Exterior: Vinyl Foundation: Concrete Perimeter		Total Parking: Covered Parking: Parking Access: Parking: Add. Parking Avail., Open, RV Parking Avail. Driveway Finish: Dist. to Public Transit: Dist. to School Bus: Title to Land: Freehold NonStrata Land Lease Expiry Year:																																																																																														
Renovations: # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Wood Fuel/Heating: Electric Outdoor Area: Sundeck(s)		Reno. Year: Rain Screen: Metered Water: R.I. Plumbing:		Seller's Interest: Registered Owner Property Disc.: Yes Fixtures Leased: No : Fixtures Rmvd: No :																																																																																												
Type of Roof: Asphalt		Floor Finish:																																																																																														
Legal: LOT A, PLAN NWP4640, SECTION 2, TOWNSHIP 20, NEW WESTMINSTER LAND DISTRICT, EXC: PT ON PL 28393, MANUFACTURED HOME REG.# 35188 CSA/BCE# 13792 DBL EXP #C8058329				Municipal Charges																																																																																												
Amenities: Barn, Garden, Storage, Workshop Detached				Garbage: Water: Dykking: Sewer: Other:																																																																																												
Site Influences: Rural Setting																																																																																																
Features:																																																																																																
Finished Floor (Main): 1,406 Finished Floor (Above): 1,010 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 2,416 sq. ft. Unfinished Floor: 1,064 Grand Total: 3,480 sq. ft.		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>22'x13'3"</td> <td></td> <td></td> <td>x</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>16'x11'</td> <td></td> <td></td> <td>x</td> <td>Main 4</td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>14'x13'</td> <td></td> <td></td> <td>x</td> <td>Above 6</td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>11'x9'3"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>13'6x12'</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>11'2x10'</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>12'x10'9"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>x</td> <td></td> </tr> </tbody> </table>		Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Main	Living Room	22'x13'3"			x	Floor #Pcs	Main	Kitchen	16'x11'			x	Main 4	Main	Family Room	14'x13'			x	Above 6	Main	Bedroom	11'x9'3"			x		Above	Bedroom	13'6x12'			x		Above	Bedroom	11'2x10'			x		Above	Bedroom	12'x10'9"			x							x							x							x							x							x			
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Suite: None Basement: Crawl, Unfinished Crawl/Bsmt. Ht: # of Levels: 2 # of Kitchens: 1 # of Rooms: 7		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		List Broker 3: jay@farmsinbc.com		Appointments: Touchbase Call: TOUCHBASE Phone: 604-418-2937																																																																																												
Buyer's Broker 1: Buyer's Agent 1: Owner: Commission:		3: 2: 3:																																																																																														
Realor 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#C8058329		Occupancy: Owner																																																																																														
22.71 ACRE BLUEBERRY FARM +2 HOMES AND OUTBUILDINGS! Beautiful location to build your dream estate with farm income in Abbotsford. Includes 3,480 sqft home (6bed/3bath) 1,344 sqft mobile home (3bed/2bath), 3,000 sqft barn, 2x storage sheds, and Irrigation Pumphouse. Mature blueberry planted on 19.15 Acres- varieties: Duke 10 Acres (2008), Bluecrop 5.85 Acres (2012), Elliot 3.3 Acres (2012). Fully setup for machine harvesting and drip irrigation (4 zones), all machinery and sawdust on property is included! Property has City Water, Natural gas, and is located minutes away from Highway #1, Costco, USA Border, and the University of the Fraser Valley. Showings by appointment only.																																																																																																