

Active **30668 BROOKSIDE AVENUE** **\$4,485,000 (LP)**
R2785284 Abbotsford (SP)
 Board: F, Detached Abbotsford West
 House with Acreage V2T 5W5



Days on Market: **0** List Date: **6/14/2023** Expiry Date: **6/14/2024**
 Previous Price: **\$0** Original Price: **\$4,485,000** Sold Date:
 Meas. Type: **Feet** If new, GST/HST Approx. Year Built: **2022**
 Frontage (feet): **306.63** Bedrooms: **8** Age: **1**
 Frontage: **93.46** Bathrooms: **7** Zoning: **A1**
 Depth / Size: **609.51'** Full Baths: **5** Gross Taxes: **\$1,616.86**
 Lot Area (sq.ft.): **0.00** Half Baths: **2** For Tax Year: **2022**
 Lot Area (acres): **12.10** Rear Yard Exp: Tax Inc. Utilities?: **No**
 Flood Plain: **No** P.I.D.: **001-770-756** Tour:
 View: **No :**
 Complex/Subdiv
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Renovations: Reno. Year:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas** Rain Screen:
 Fuel/Heating: **Natural Gas, Radiant** Metered Water:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** R.I. Plumbing:
 Type of Roof: **Asphalt**
 Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Double, Open, RV Parking Avail.**
 Driveway Finish:
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Seller's **Registered Owner**
 Property Disc.: **No : Provided Upon Acceptance**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:

Legal: **LOT 23, PLAN NWP50907, PART NW1/4, SECTION 25, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN LMP34490** Municipal Charges
 Amenities: **Air Cond./Central** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 Site Influences: **Central Location, Cul-de-Sac, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	3,542	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,653	Main	Foyer	9'2x13'0	Main	Dining Room	15'6 x 8'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'6x14'11	Main	Kitchen	8'6 x 12'0	Main 2
Finished Floor (Below):	0	Main	Dining Room	14'0x13'4	Main	Living Room	12'4 x 11'6	Main 4
Finished Floor (Basement):	0	Main	Family Room	13'10x13'5	Main	Bedroom	9'7 x 10'10	Above 4
Finished Floor (Total):	5,195 sq. ft.	Main	Kitchen	12'6x15'1	Main	Bedroom	10'11 x 10'5	Main 2
Unfinished Floor:	0	Main	Pantry	7'0x4'6	Above	Bedroom	14'2 x 12'5	Above 3
Grand Total:	5,195 sq. ft.	Main	Den	12'5x10'8	Above	Bedroom	10'2 x 9'5	Main 2
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	9'11x6'11	Above	Bedroom	11'4 x 14'10	Above 3
Suite: Other		Main	Bedroom	12'1x9'1	Above	Bedroom	13'8 x 11'2	Main 3
Basement: None		Main	Bedroom	11'11x10'1	Above	Bedroom	15'4 x 10'2	Above 4
		Main	Utility	6'2x4'0			x	
		Main	Eating Area	7'0x15'0			x	
		Main	Recreation Room	18'11x23'11			x	

Crawl/Bsmt. Ht: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **2** # of Rooms: **23** MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

List Broker 1: **eXp Realty (Branch) - OFC: 833-817-6506** List Broker 3:
 List Desig Agt 1: **Jay Khakh - Phone: 604-418-2937** **jay@farmsinbc.com**
 List Broker 2: **eXp Realty (Branch) - OFC: 833-817-6506**
 List Desig Agt 2: **Nav Sekhon - PREC - Phone: 604-782-0988** 3:
 Sell Broker 1:
 Sell Sales Rep 1: 2: 3:
 Owner:
 Commission:
 Occupancy: **Owner**

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

Realtor Remarks **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.**

12.10 ACRES WITH ESTATE HOME & BLUEBERRY FARM! Ideal location in West Abbotsford right off Mt Lehman Road with Farm Income and Rental Income. Brand New 2022 Home is 5,195 SQ/FT and has 9 Beds/7 Baths. Total of 9 Acres of Blueberries planted. Varieties include: Bluecrop (7AC), Duke (1.5AC), Reka (0.5AC). Fully set up for Drip Irrigation and Machine Harvesting. This property is Out of Floodplains, has City Water, and Natural Gas. Located minutes away from Highway #1, Highstreet Mall, and all levels of Schools. Showings by Appointment Only.