

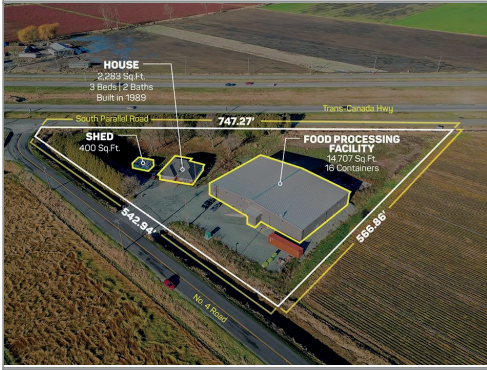
**Active**  
**R2852220**  
 Board: F, Detached  
 House/Single Family

**38989 NO. 4 ROAD**  
 Abbotsford  
 Sumas Prairie  
 V3G 2G2

**\$4,850,000 (LP)**  
 (SP)

Days on Market: **0**      List Date: **2/28/2024**      Expiry Date: **7/31/2024**  
 Previous Price: **\$0**      Original Price: **\$4,850,000**      Sold Date:

Meas. Type: **Feet**      If new, GST/HST      Approx. Year Built: **1988**  
 Frontage (feet): **542.94**      Bedrooms: **2**      Age: **36**  
 Frontage (metres): **165.49**      Bathrooms: **4**      Zoning: **A2**  
 Depth / Size: **566.86**      Full Baths: **4**      Gross Taxes: **\$2,105.59**  
 Lot Area (sq.ft.): **0.00**      Half Baths: **0**      For Tax Year: **2023**  
 Lot Area (acres): **2.40**      Rear Yard Exp:      Tax Inc. Utilities?: **No**  
 Flood Plain: **Yes**      P.I.D.: **007-974-876**      Tour: **Virtual Tour URL**  
 View: **Yes : Mountain and Valley**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Septic, Water**  
 Sewer Type: **Septic**      Water Supply: **City/Municipal**



Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Vinyl**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1**      R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Baseboard**  
 Outdoor Area: **Patio(s)**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking:      Covered Parking:      Parking Access:  
 Parking: **Add. Parking Avail., Open**  
 Driveway Finish:  
 Dist. to Public Transit:      Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**      Land Lease Expiry Year:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **No : Provided Upon Acceptance**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish:

Legal: **PARCEL E, LOT 218, PLAN NWP4211, SECTION 34, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT, (H125284E) EXC: FIRSTLY: PT SHOWN AS HWY ON PL 28393; SECONDLY: PT SHOWN AS HWY ON PL 73802 DBL EXP# C8057952**      Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Amenities: **Barn, Workshop Attached**

Site Influences: **Cleared, Rural Setting**  
 Features:

Finished Floor (Main):	1,700	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	700	Above	Primary Bedroom	13'9x15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Bedroom	11'x12'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	19'9x13'			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	19'9x13'			x	
Finished Floor (Total):	2,400 sq. ft.	Main	Living Room	17'6x15'			x	Above 3
Unfinished Floor:	0	Main	Dining Room	9'x13'			x	
Grand Total:	2,400 sq. ft.	Main	Den	11'6x9'			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	11'3x6'3			x	Main 3
		Main	Foyer	8'10x7'			x	
		Above	Loft	13'10x9'			x	
							x	
							x	

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

Crawl/Bsmt. Ht:      # of Levels: **2**  
 # of Kitchens: **2**      # of Rooms: **10**

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

List Broker 1: **eXp Realty (Branch) - OFC: 833-817-6506**      List Broker 3:  
 List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988**      **nav@farmsinbc.com**  
 List Broker 2: **eXp Realty (Branch) - OFC: 833-817-6506**      Appointments: **Touchbase**  
 List Desig Agt 2: **Jay Khakh - Phone: 604-418-2937**      3:      Call: **TOUCHBASE**  
 Buyer's Broker 1:      3:      Phone: **604-782-0988**  
 Buyer's Agent 1:      2:      3:  
 Owner:  
 Commission:

Occupancy: **Under Construction**

Realtor **All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must provide 24 hours notice for**  
 Remarks: **showing. For more details and images, please browse our website at www.farmsinbc.com. DBL EXP# C8057952**

**2.39 ACRES** located at the corner of No. 4 Road and South Parallel Road with high visibility from Highway #1 in Abbotsford. Featuring a 2,283 SQ/FT Home with 3 Bedrooms and 4 Bathrooms, and a 400 SQ/FT storage shed. Offers all utilities such as 3 Phase Power, City Water, Natural Gas, and Septic System. The main driveway access has been extended to 12 meters or 39.3 feet to accommodate large trucks for shipping and receiving. The Food Processing Facility is a fully steel structure that is 14,707 SQ/FT built in 2022. The facility contains a large open area of 10,478 SQ/FT area with an 18' Clearance, 600 SQ/FT Cold Storage, 600 SQ/FT Dry Storage, and 220 SQ/FT Shipping area with 1 Loading Dock, a Lunchroom, a Change Room, and a Washroom.