



Active R2845297 Board: H, Detached House with Acreage	46109 BRINX ROAD Chilliwack Fairfield Island V2P 8B7	\$1,650,000 (LP) (SP)																																																																																														
																																																																																																
	Days on Market: 7 List Date: 2/5/2024 Expiry Date: 9/10/2024 Previous Price: \$0 Original Price: \$1,850,000 Sold Date:																																																																																															
	Meas. Type: Feet If new, GST/HST Approx. Year Built: 1945 Frontage (feet): 397.60 Bedrooms: 4 Age: 79 Frontage (metres): 121.19 Bathrooms: 1 Zoning: RS-FHA Depth / Size: 465.50 Full Baths: 1 Gross Taxes: \$1,575.04 Lot Area (sq.ft.): 0.00 Half Baths: 0 For Tax Year: 2023 Lot Area (acres): 6.16 Rear Yard Exp: Tax Inc. Utilities?: No Flood Plain: Yes P.I.D.: 013-030-086 Tour: Virtual Tour URL View: No : Complex/Subdiv:																																																																																															
	First Nation Reserve: Services Connected: Electricity, Natural Gas, Septic, Water Sewer Type: Septic Water Supply: Well - Shallow																																																																																															
	Style of Home: 2 Storey Construction: Frame - Wood Exterior: Mixed Foundation: Concrete Perimeter Renovations: Partly Reno. Year: 2022 # of Fireplaces: 0 R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Forced Air, Natural Gas Rain Screen: Outdoor Area: Fenced Yard Metered Water: R.I. Plumbing: Type of Roof: Asphalt Floor Finish:																																																																																															
	Total Parking: Covered Parking: Parking Access: Parking: 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 Interest: Registered Owner Property Disc.: Yes Fixtures Leased: No : Fixtures Rmvd: No :																																																																																															
	Legal: PARCEL H, DISTRICT LOT 423, GROUP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 25804, (PL WITH FEE DEPOSITED 53207F) Amenities: Barn, Storage, Workshop Detached Site Influences: Cleared, Shopping Nearby Features: CltHwsh/Dryr/Frdg/Stve/DW Municipal Charges Garbage: Water: Dyking: Sewer: Other:																																																																																															
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;"> Finished Floor (Main): 1,099 Finished Floor (Above): 503 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,602 sq. ft. Unfinished Floor: 0 Grand Total: 1,602 sq. ft. Flr Area (Det'd 2nd Res): sq. ft. </td> <td style="width:40%;"> <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>Dining Room</td> <td>13'x13'</td> <td></td> <td></td> <td>x</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>13'x12'</td> <td></td> <td></td> <td>x</td> <td>Main 3</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>15'x11'3"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>5'2x4'4"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>13'3x11'</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>12'x11'6"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>11'x9'4"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>11'x9'4"</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> </td> <td style="width:30%;"> Suite: None Basement: Crawl Crawl/Bsmt. Ht: # of Levels: 2 # of Kitchens: 1 # of Rooms: 8 Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee: ByLaw Restrictions: </td> </tr> </table>		Finished Floor (Main): 1,099 Finished Floor (Above): 503 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,602 sq. ft. Unfinished Floor: 0 Grand Total: 1,602 sq. ft. Flr Area (Det'd 2nd Res): 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>Dining Room</td> <td>13'x13'</td> <td></td> <td></td> <td>x</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>13'x12'</td> <td></td> <td></td> <td>x</td> <td>Main 3</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>15'x11'3"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>5'2x4'4"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>13'3x11'</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>12'x11'6"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>11'x9'4"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>11'x9'4"</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	Dining Room	13'x13'			x	Floor #Pcs	Main	Living Room	13'x12'			x	Main 3	Main	Kitchen	15'x11'3"			x		Main	Foyer	5'2x4'4"			x		Main	Primary Bedroom	13'3x11'			x		Above	Bedroom	12'x11'6"			x		Above	Bedroom	11'x9'4"			x		Above	Bedroom	11'x9'4"			x							x							x							x							x		Suite: None Basement: Crawl Crawl/Bsmt. Ht: # of Levels: 2 # of Kitchens: 1 # of Rooms: 8 Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee: ByLaw Restrictions:
	Finished Floor (Main): 1,099 Finished Floor (Above): 503 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,602 sq. ft. Unfinished Floor: 0 Grand Total: 1,602 sq. ft. Flr Area (Det'd 2nd Res): 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>Dining Room</td> <td>13'x13'</td> <td></td> <td></td> <td>x</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>13'x12'</td> <td></td> <td></td> <td>x</td> <td>Main 3</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>15'x11'3"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>5'2x4'4"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>13'3x11'</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>12'x11'6"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>11'x9'4"</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>11'x9'4"</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	Dining Room	13'x13'			x	Floor #Pcs	Main	Living Room	13'x12'			x	Main 3	Main	Kitchen	15'x11'3"			x		Main	Foyer	5'2x4'4"			x		Main	Primary Bedroom	13'3x11'			x		Above	Bedroom	12'x11'6"			x		Above	Bedroom	11'x9'4"			x		Above	Bedroom	11'x9'4"			x							x							x							x							x		Suite: None Basement: Crawl Crawl/Bsmt. Ht: # of Levels: 2 # of Kitchens: 1 # of Rooms: 8 Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee: ByLaw Restrictions:		
	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms																																																																																									
	Main	Dining Room	13'x13'			x	Floor #Pcs																																																																																									
Main	Living Room	13'x12'			x	Main 3																																																																																										
Main	Kitchen	15'x11'3"			x																																																																																											
Main	Foyer	5'2x4'4"			x																																																																																											
Main	Primary Bedroom	13'3x11'			x																																																																																											
Above	Bedroom	12'x11'6"			x																																																																																											
Above	Bedroom	11'x9'4"			x																																																																																											
Above	Bedroom	11'x9'4"			x																																																																																											
					x																																																																																											
					x																																																																																											
					x																																																																																											
					x																																																																																											
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: Team 3000 Realty Ltd. - Office: 778-297-3000 List Desig Agt 2: Gav Dhillon - Phone: 778-868-4871 3: Appointments: Touchbase Buyer's Broker 1: Call: TOUCHBASE Buyer's Agent 1: Phone: 604-418-2937 Owner: 2: 3: Commission: Occupancy: Tenant																																																																																																
Realtor 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.																																																																																																
6.16 ACRES HOUSE AND BUILDINGS. A great holding investment adjacent property is Heavey Industrial, the property has two road frontages Tower Road and Brinx Road. Currently, the Main House is 1,602 SQ/FT and offers 4 bedrooms and 1 bathroom. Multiple outbuildings, 1,500 SQ/FT Barn with 6 horse stalls, 850 SQ/FT Workshop, and 430 SQ/FT Shed. Fertile soil is great for various crops and currently growing vegetables. Easy access to Highway #1 and close to all amenities.																																																																																																