

Active R2851500 Board: H, Detached

Manufactured

53449 YALE ROAD

\$2,390,000 (LP)

D II H T @ WF M

(SP)

East Chilliwack **Popkum** VOX 1X1 Days on Market: 0

List Date: 2/29/2024 Original Price: **\$2,390,000** Expiry Date: 8/31/2024 Sold Date:

Land Lease Expiry Year:

Previous Price: \$0 Meas. Type: Feet Frontage (feet): Frontage (metres): 445.86 Depth / Size:

Lot Area (sq.ft.):

Lot Area (acres):

1,462.80 2069.90 0.00

If new, GST/HST Bedrooms: Bathrooms: 2 Full Baths: 2 Half Baths: Rear Yard Exp:

Approx. Year Built: 2014 Age: 10 Zoning: R-3/PR Gross Taxes: \$3,582.47 2023 For Tax Year: Tax Inc. Utilities?: No

Parking Access:

Dist. to School Bus:

Flood Plain: P.I.D.: 011-175-770 Tour: Virtual Tour URL No Yes: Waterfall, Mountains, Lake View:

23.27

Complex/Subdiv: First Nation Reserve:

Services Connected: Electricity, Natural Gas, Septic, Water

Water Supply: City/Municipal Sewer Type: Septic

Manufactured/Mobile, Rancher/Bungalow Style of Home: Frame - Wood, Manufactured/Mobile Fibre Cement Board Construction:

Concrete Block Foundation:

Renovations: # of Fireplaces: R.I. Fireplaces:

Fireplace Fuel: None Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: None Type of Roof: Asphalt

Exterior:

Reno. Year: Rain Screen: Metered Water:

R.I. Plumbing:

Total Parking: Covered Parking: Parking: Open, RV Parking Avail.

Driveway Finish:

Dist. to Public Transit: Title to Land: Freehold NonStrata

Seller's Interest: Registered Owner

Property Disc.: Yes: Fixtures Leased: No: Fixtures Rmvd: No:

Floor Finish: Mixed

Legal: LOT 2, PLAN NWP5639, SECTION 5, TOWNSHIP 3, RANGE 28, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 7881, & EXC PL 22189, 51771 | Municipal Charges

Garbage: Water: Dyking: Sewer:

Bathrooms

#Pcs

4

Other:

Main

Main

Amenities: Garden, Storage

Site Influences: Private Setting, Private Yard, Recreation Nearby, Rural Setting

Features: ClthWsh/Dryr/Frdg/Stve/DW

Finished Floor (Main): Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): Finished Floor (Total): 1,404 sq. ft. Unfinished Floor: 0 1,404 sq. ft Grand Total:

Flr Area (Det'd 2nd Res): sq. ft

Suite: None Basement: None

List Broker 1:

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

Dimensions Type Main **Living Room** 16'x13' Main Dining Room 13'3x13' 13'x8'7 Main Kitchen Primary Bedroom Main Bedroom 13'x11'5 10'8x10' Main Den Main 13'x7'5 Foyer

Manuf Type: Double Wide MHR#: 99450

2:

Registered in MHR?: Yes CSA/BCE: 1963

PAD Rental: \$0.00 Maint, Fee:

eXp Realty (Branch) - OFC: 833-817-6506

ByLaw Restrictions:

List Desig Agt 1: Jay Khakh - Phone: 604-418-2937 List Broker 2: Pemberton Holmes - Cloverdale (VREB) - 250-384-8124

List Desig Agt 2: Clarire You 3:Nav Sekhon - PREC - Phone:

Buver's Broker 1: Buver's Agent 1:

Owner: Commission: List Broker 3: eXp Realty (Branch) - OFC: 833-817-6506

3:

Type

iav@farmsinbc.com Appointments:

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

Dimensions

X X

X X X X X

Occupancy: Owner

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

23.27 ACRES WITH HOME & PARTIAL COMMERCIAL ZONING! This versatile property comes with a 1,404 SQFT Mobile Home (Double Wide) with 2 Beds/2 Baths, Multiple Storage Sheds, and tons of investment or advertising potential through direct exposure to Highway #1. This property also has two portions that are Out of ALR. One portion is a 1/3rd Acre on the South Side of the Highway which is zoned for "Highway Commercial 1". The other portion is a 1/3rd Acre on the northern tip of the parcel and is connected to Cheam Lake. This property has many cleared areas that are ideal for a Hobby Farm and is close to all types of recreational activities including: Harrison Hot Springs, Bridal Falls Waterpark, and Golf Courses. Call now for more information or to book a showing!

