

**Active**
**R2855701**

 Board: H, Detached  
 House with Acreage

**43026 SOUTH SUMAS ROAD**

 Sardis  
 Greendale  
 V2R 4L7

**\$3,800,000** (LP)  
 (SP)


Days on Market: <b>0</b>	List Date: <b>3/14/2024</b>	Expiry Date: <b>10/30/2024</b>
Previous Price: <b>\$0</b>	Original Price: <b>\$3,800,000</b>	Sold Date:
Meas. Type: <b>Feet</b>	If new, GST/HST: <b>No</b>	Approx. Year Built: <b>2005</b>
Frontage (feet): <b>503.50</b>	Bedrooms: <b>8</b>	Age: <b>19</b>
Frontage (metres): <b>153.47</b>	Bathrooms: <b>7</b>	Zoning: <b>AL</b>
Depth / Size: <b>960.10</b>	Full Baths: <b>6</b>	Gross Taxes: <b>\$5,647.99</b>
Lot Area (sq.ft.): <b>0.00</b>	Half Baths: <b>1</b>	For Tax Year: <b>2023</b>
Lot Area (acres): <b>12.75</b>	Rear Yard Exp:	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>Yes</b>	P.I.D.: <b>000-951-021</b>	Tour: <b>Virtual Tour URL</b>
View: <b>Yes : MOUNTAINS, PANORAMIC</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Septic, Unknown</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>City/Municipal, Well - Shallow</b>	

 Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter, Concrete Slab**

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

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

 Total Parking: Covered Parking: Parking Access:  
 Parking: **Carport & Garage, Open, RV Parking Avail.**  
 Driveway Finish: **Concrete, Gravel**  
 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 :**  
 Floor Finish: **Mixed, Tile**

 Legal: **LOT B, PLAN NWP6230, DISTRICT LOT 287, GROUP 2, NEW WESTMINSTER LAND DISTRICT, EXC: PCL ONE REF PL 10032**

 Amenities: **Air Cond./Central, Barn, Guest Suite, In Suite Laundry, Pool; Outdoor, Storage, Swirlpool/Hot Tub, Workshop Detached**

 Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Rural Setting**

 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Oven - Built In, Swimming Pool Equip.**

 Finished Floor (Main): **4,455**  
 Finished Floor (Above): **2,440**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **6,895 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **6,895 sq. ft.**  
 Flr Area (Det'd 2nd Res): **1,889 sq. ft.**

 Suite: **Unauthorized Suite**  
 Basement: **Crawl**

 Crawl/Bsmt. Ht: # of Levels: **2**  
 # of Kitchens: **4** # of Rooms: **22**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Main	Den	17'11x12'3	Main	Walk-In Closet	6'0 x 6'2	Floor #Pcs
Main	Laundry	10'6x9'0	Main	Solarium	16'2 x 10'0	Main 2
Main	Den	7'0x6'11			x	Main 3
Main	Kitchen	22'8x20'9	Main	Kitchen	8'8 x 14'11	Above 3
Main	Dining Room	14'6x16'7	Main	Bedroom	14'8 x 13'0	
Main	Den	12'0x16'0			x	Main 5
Main	Walk-In Closet	6'11x13'3	Above	Bedroom	18'4 x 16'2	Above 4
Main	Primary Bedroom	17'0x16'0	Above	Bedroom	16'6 x 14'0	
		x	Above	Bedroom	12'6 x 14'11	
Main	Office	10'0x9'2	Above	Bedroom	16'6 x 14'1	Main 4
Main	Kitchen	7'11x12'0	Above	Bedroom	16'6 x 14'0	Above 3
Main	Family Room	25'2x23'9	Above	Kitchen	8'2 x 13'0	
Main	Bedroom	10'0x11'11			x	

 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 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**

Buyer's Broker 1:

Buyer's Agent 1:

Owner:

Commission:

List Broker 3:

**jay@farmsinbc.com**

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

 Occupancy: **Owner**

 Realtor **\*PRIVACY-DO NOT SOLICIT\* \*\*PROPERTY CONTAINS UNAUTHORIZED ACCOMMODATIONS\*\*** 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](http://www.farmsinbc.com).

**12.75 ACRES WITH ESTATE HOME, OUTBUILDINGS, AND RENTAL INCOME!** This versatile property comes with a 6,895 SQFT Estate Home with 8 Bed/7 Bath, and is built for Multi-Generational Living with Four Separate Quarters! There is a 4,955 SQFT Shop with Office and Divided Bays. A 3,912 SQFT Barn with Hay Loft and potential for Two Rental Suites. Also has a 2,598 SQFT Horse Barn, 1,300 SQFT Carport, 600 SQFT Pumhouse, 500 SQFT Storage Bunker, Two Riding Arenas, Poolhouse, and so much more! Ideal for the Equestrian Lifestyle, a Large Family, or for an Agricultural Business looking to take advantage of the 6 Acres of Arable Land and the Extensive Storage Space. Located in the middle of the sought after Greendale Area which is only 5 minutes from Highway #1 and all City Amenities. Call for More Info.