

Active
R2890379
 Board: F, Detached
 House with Acreage

556 LAXTON STREET
 Abbotsford
 Poplar
 V2S 1M3

\$4,997,000 (LP)
 (SP)



Days on Market: **0** List Date: **6/10/2024** Expiry Date: **6/6/2025**
 Previous Price: **\$0** Original Price: **\$4,997,000** Sold Date:

Meas. Type: **Feet** If new, GST/HST Approx. Year Built: **1939**
 Frontage (feet): **656.46** Bedrooms: **2** Age: **85**
 Frontage (metres): **200.09** Bathrooms: **1** Zoning: **A1**
 Depth / Size: **1,312.83** Full Baths: **1** Gross Taxes: **\$2,512.02**
 Lot Area (sq.ft.): **0.00** Half Baths: **0** For Tax Year: **2023**
 Lot Area (acres): **19.50** Rear Yard Exp: Tax Inc. Utilities?: **No**
 Flood Plain: **No** P.I.D.: **000-910-074** Tour: **Virtual Tour URL**
 View: **Yes : LAXTON LAKE & MT BAKER**
 Complex/Subdiv:

First Nation Reserve:
 Services Connected: **Natural Gas, Septic, Water**
 Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **2 Storey w/ Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Wood** Rain Screen:
 Fuel/Heating: **Hot Water, Natural Gas** Metered Water:
 Outdoor Area: **Patio(s) & Deck(s)** R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
 Parking: **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: **PART N1/2, LEGAL SUBDIVISION 11, SECTION 6, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN E 33'** Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Amenities: **Barn, Garden, Storage, Workshop Detached**

Site Influences: **Central Location, Cleared, Private Setting, Rural Setting, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,063	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	343	Main	Living Room	11'4 x 23'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'x16'8			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	11'7 x 13'10			x	
Finished Floor (Basement):	0	Main	Bedroom	8'11 x 9'11			x	
Finished Floor (Total):	1,406 sq. ft.	Above	Recreation Room	13'4 x 23'9			x	
Unfinished Floor:	1,063						x	
Grand Total:	2,469 sq. ft.						x	
Flr Area (Det'd 2nd Res):	900 sq. ft.						x	
Suite: None							x	
Basement: Partly Finished							x	

Crawl/Bsmt. Ht: # of Levels: **3** Manuf Type:
 # of Kitchens: **1** # of Rooms: **5** MHR#: Registered in MHR?: PAD Rental:
 ByLaw Restrictions: CSA/BCE: Maint. Fee:

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:
 Buyer's Broker 1:
 Buyer's Agent 1: 3:
 Owner:
 Commission:
 Occupancy: **Owner**

Realtor **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. Primary Residence and Mobile Home require renovations. Potential for Homesite Severance of 1.69 Acres, creating two titles. This property provides access road easement to 450 Laxton Street.**
 Remarks:

19.5 ACRE LEGACY PROPERTY WITH VIEWS OF LAXTON LAKE AND MT BAKER! The Ideal Location to build your Dream Home or for Investors to Hold for Future Appreciation. Features an older 2,469 SQFT Home, 900 SQFT Second Home, and 1,800 SQFT Barn. Located at the end of Laxton Street, in the desirable Huntingdon Road area, this parcel is surrounded by other Estate Farms that are Out of the Floodplains. All City Amenities nearby, including Shopping Malls, Abbotsford Airport, USA Border, and the University of the Fraser Valley. Call Now for a Showing!