

Active		6165 NATHAN PLACE		\$2,297,000 (LP)	
R2902612		Abbotsford		(SP)	
Board: F, Detached		Bradner		    	
House with Acreage		V4X 2G4			
		Days on Market: 0	List Date: 7/12/2024	Expiry Date: 7/12/2025	
		Previous Price: \$0	Original Price: \$2,297,000	Sold Date:	
		Meas. Type: Feet	If new, GST/HST: No	Approx. Year Built: 1980	
		Frontage (feet): 165.38	Bedrooms: 8	Age: 44	
		Frontage (metres): 50.41	Bathrooms: 3	Zoning: A1	
		Depth / Size: 622(5AC)	Full Baths: 3	Gross Taxes: \$7,838.64	
		Lot Area (sq.ft.): 0.00	Half Baths: 0	For Tax Year: 2023	
		Lot Area (acres): 5.00	Rear Yard Exp: 0	Tax Inc. Utilities?: No	
		Flood Plain: No	P.I.D.: 007-303-840	Tour: Virtual Tour URL	
		View: No :			
Complex/Subdiv:		First Nation Reserve:			
Services Connected: Electricity, Natural Gas, Septic, Water		Sewer Type: Septic Water Supply: City/Municipal			
Style of Home: 2 Storey w/Bsmt.		Total Parking:	Covered Parking:	Parking Access:	
Construction: Frame - Wood		Parking: Carport; Multiple, Open			
Exterior: Wood		Driveaway Finish:			
Foundation: Concrete Perimeter		Dist. to Public Transit:		Dist. to School Bus:	
Renovations:		Title to Land: Freehold NonStrata		Land Lease Expiry Year:	
# of Fireplaces: R.I. Fireplaces:		Seller's Interest: Registered Owner			
Fireplace Fuel: Wood		Property Disc.: Yes:			
Fuel/Heating: Baseboard, Hot Water		Fixtures Leased: No :			
Outdoor Area: Patio(s) & Deck(s)		Fixtures Rmvd: No :			
Type of Roof: Asphalt		Floor Finish: Wall/Wall/Mixed			
Legal: LOT 9, PLAN NWP44077, SECTION 8, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT					
Amenities: Garden, In Suite Laundry				Municipal Charges	
Site Influences: Central Location, Cleared, Cul-de-Sac, Golf Course Nearby, Private Setting, Private Yard				Garbage:	
Features: ClthWsh/Dryr/Frdg/Stve/DW				Water:	
				Dyking:	
				Sewer:	
				Other:	
Finished Floor (Main): 1,959	Floor Type	Dimensions	Floor Type	Dimensions	Bathrooms
Finished Floor (Above): 1,032	Main Foyer	7'8x4'6	Above Bedroom	11'3 x 11'	Floor #Pcs
Finished Floor (AbvMain2): 0	Main Living Room	17'1x13'6	Above Bedroom	11'3 x 11'2	Main 3
Finished Floor (Below): 1,045	Main Dining Room	11'3x11'6	Above Bedroom	13' x 14'3	
Finished Floor (Basement): 0	Main Kitchen	13'4x11'1	Below Storage	8'11 x 14'10	
Finished Floor (Total): 4,036 sq. ft.	Main Eating Area	8'5x5'6	Below Recreation Room	17'4 x 8'8	
Unfinished Floor: 0	Main Family Room	19'8x13'	Below Kitchen	9'9 x 10'10	Above 4
Grand Total: 4,036 sq. ft.	Main Bedroom	10'10x11'	Below Living Room	10'6 x 14'4	
Fir Area (Det'd 2nd Res): sq. ft.	Main Laundry	9'2x8'11	Below Bedroom	9'7 x 9'2	
Suite: Unauthorized Suite	Main Den	9'1x8'1	Below Bedroom	9'8 x 8'1	
Basement: Fully Finished, Separate Entry	Main Primary Bedroom	21'6x21'7		x	Below 3
	Main Walk-In Closet	10'10x3'9		x	
	Above Den	6'x14'3		x	
	Above Bedroom	11'8x11'		x	
Crawl/Bsmt. Ht: # of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:		
# of Kitchens: 2 # of Rooms: 22	MHR#:	CSA/BCE:	Maint. Fee:		
	ByLaw Restrictions:				
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		Appointments: Touchbase			
List Desig Agt 2: Nav Sekhon - PREC - Phone: 604-782-0988	3:	Call: TOUCHBASE			
Buyer's Broker 1:		Phone: 604-418-2937			
Buyer's Agent 1:					
Owner:		Occupancy: Owner			
Commission:					
Realtor	PRIVACY - DO NOT SOLICIT. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Property contains accommodation which is not authorized (unauthorized accommodations). Must provide 24 hours notice for showing. For more details and images, please browse our website at www.farmsinbc.com.				
Remarks:					
5 ACRES WITH HOME IN BRADNER! Featuring a 4,036 SQ/FT Home with 7 Beds/3 Baths, this is the Ideal Acreage for Families looking for Tons of Backyard Space while still being close to all City Amenities. Potential to build your own Hobby Farm, Workshop, Coach House, or even your Dream Home on an elevated parcel that is Out of the Floodplains! Located at the end of a quiet cul-de-sac of acreage owners, close to the border of Abbotsford and Langley. The land is fully cleared and usable. City Water is connected, Natural Gas is available at the Lot Line, and the 264th Street Exit on Highway 1 is only 5 minutes away! Call Now for a Private Showing.					