



Active R2924444 Board: H, Detached House with Acreage	46109 BRINX ROAD Chilliwack Fairfield Island V2P 8B7	\$1,495,000 (LP) (SP)																																																																																											
																																																																																													
	Days on Market: 0 List Date: 9/13/2024 Seller's Acceptance Date: Orig. Price: \$1,495,000 Expiry Date: 9/13/2025 Subject Removal Date: Prev. Price: \$0 Completion 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: None 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)		Municipal Charges Garbage: Water: Dyking: Sewer: Other:																																																																																											
Amenities: Barn, Storage, Workshop Detached																																																																																													
Site Influences: Cleared, Shopping Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW																																																																																													
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. Suite: None Basement: Crawl Crawl/Bsmt. Ht: # of Levels: 2 # of Kitchens: 1 # of Rooms: 8	<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>x</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td></td> <td></td> <td>x</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				x			x				x			x		Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee: ByLaw Restrictions:
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List Broker 1: eXp Realty of Canada, Inc. - OFC: 833-817-6506 List Desig Agt 1: Nav Sekhon - PREC - Phone: 604-782-0988 List Broker 2: List Desig Agt 2: 3: Buyer's Broker 1: Buyer's Agent 1: 2: 3: Owner: Commission:		List Broker 3: nav@farmsinbc.com Appointments: Touchbase Call: TOUCHBASE Phone: 604-418-2937																																																																																											
Occupancy: Tenant																																																																																													
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.																																																																																													
6.16 ACRES HOUSE & BUILDINGS ON ACREAGE - This property is a prime investment opportunity, located next to a heavy industrial area with frontage on both Tower Road (544.10') and Brinx Road (397.60'). The main house is 1,602 SQ/FT, featuring 4 bedrooms and 1 bathroom. Additionally, there are several outbuildings, including a 1,500 SQ/FT barn with 6 horse stalls, an 850 SQ/FT workshop, and a 430 SQ/FT shed. The land boasts fertile soil, ideal for growing various crops, currently used for vegetable farming. Conveniently located near Highway 1 and close to all essential amenities.																																																																																													