


Active **43026 SOUTH SUMAS ROAD** **\$3,775,000 (LP)**
R2948712 Sardis **(SP)**
 Board: H, Detached Greendale
 House with Acreage V2R 4L7



Days on Market: **0** List Date: **12/4/2024** Seller's Acceptance Date:
 Orig. Price: **\$3,775,000** Expiry Date: **4/1/2025** Subject Removal Date:
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new, GST/HST: **No** Approx. Year Built: **2005**
 Frontage (feet): **503.50** Bedrooms: **8** Age: **19**
 Frontage (metres): **153.47** Bathrooms: **7** Zoning: **AL**
 Depth / Size: **960.10** Full Baths: **6** Gross Taxes: **\$6,766.96**
 Lot Area (sq.ft.): **0.00** Half Baths: **1** For Tax Year: **2024**
 Lot Area (acres): **12.75** Rear Yard Exp: Tax Inc. Utilities?: **No**
 Flood Plain: **Yes** P.I.D.: **000-951-021** Tour: **Virtual Tour URL**
 View: **Yes : MOUNTAINS, PANORAMIC**

Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Sewer Type: **Septic** Water Supply: **City/Municipal, Well - Drilled**

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

Finished Floor (Main):	4,455	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,440	Main	Den	17'11x12'3	Main	Walk-In Closet	6'0 x 6'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Laundry	10'6x9'0	Main	Solarium	16'2 x 10'0	Main 2
Finished Floor (Below):	0	Main	Den	7'0x6'11			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	22'8x20'9	Main	Kitchen	8'8 x 14'11	Above 3
Finished Floor (Total):	6,895 sq. ft.	Main	Dining Room	14'6x16'7	Main	Bedroom	14'8 x 13'0	
Unfinished Floor:	0	Main	Den	12'0x16'0			x	Main 5
Grand Total:	6,895 sq. ft.	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	
		Main		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	

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

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

Manuf Type: Registered in MHR?:
 MHR#: CSA/BCE:
 ByLaw Restrictions:

List Broker 1: **eXp Realty of Canada, Inc. - 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 of Canada, Inc. - OFC: 833-817-6506** Appointments: **Touchbase**
 List Desig Agt 2: **Nav Sekhon - PREC - Phone: 604-782-0988** 3: Call: **JAY KHA KH**
 Buyer's Broker 1: Phone: **604-418-2937**
 Buyer's Agent 1:
 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**
 Remarks: **provide 24 hours notice for showing. For more details and images, please browse our website at 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 Pumphouse, 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.