


<b>Active</b> <b>R2979052</b> Board: F, Detached House with Acreage		<b>1963 TOWNLINE ROAD</b> Abbotsford Poplar V2T 6E2		<b>\$8,300,000 (LP)</b> (SP)																																																																																																			
		Days on Market: <b>185</b> Orig. Price: <b>\$8,700,000</b> Prev. Price: <b>\$8,500,000</b>		List Date: <b>3/18/2025</b> Expiry Date: <b>3/18/2026</b>																																																																																																			
		Seller's Acceptance Date: Subject Removal Date: Completion Date:																																																																																																					
Meas. Type: <b>Feet</b> Frontage (feet): <b>178.33</b> Frontage (metres): <b>54.35</b> Depth / Size: <b>1770.50</b> Lot Area (sq.ft.): <b>0.00</b> Lot Area (acres): <b>7.44</b> Flood Plain: <b>No</b> View: <b>No</b>		If new, GST/HST: <b>No</b> Bedrooms: <b>3</b> Bathrooms: <b>2</b> Full Baths: <b>2</b> Half Baths: <b>0</b> Rear Yard Exp: <b>P.I.D.: 009-772-146</b>		Approx. Year Built: <b>1948</b> Age: <b>77</b> Zoning: <b>A-1</b> Gross Taxes: <b>\$1,463.82</b> For Tax Year: <b>2024</b> Tax Inc. Utilities?: <b>No</b> Tour: <b>Virtual Tour URL</b>																																																																																																			
Complex/Subdiv: First Nation Reserve: Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>																																																																																																							
Sewer Type: <b>Septic</b>		Water Supply: <b>City/Municipal, Well - Drilled</b>																																																																																																					
Style of Home: <b>2 Storey w/ Bsmt.</b> Construction: <b>Frame - Wood</b> Exterior: <b>Stucco</b> Foundation: <b>Concrete Perimeter</b> Renovations: # of Fireplaces: <b>R.I. Fireplaces:</b> Fireplace Fuel: Fuel/Heating: <b>Natural Gas</b> Outdoor Area: <b>None</b> Type of Roof: <b>Asphalt</b>		Total Parking: <b>Covered Parking:</b> Parking: <b>Add. Parking Avail., Garage; Single, RV Parking Avail.</b> Driveway Finish: Dist. to Public Transit: Title to Land: <b>Freehold NonStrata</b> Seller's Interest: <b>Registered Owner</b> Property Disc.: <b>Yes:</b> Fixtures Leased: <b>No :</b> Fixtures Rmvd: <b>No :</b> Floor Finish: <b>Mixed</b>																																																																																																					
Legal: <b>LOT K, PLAN NWP13153, PART SE1/4, SECTION 13, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, DBL EXP# C8067600</b>		Municipal Charges Garbage: Water: Dyking: Sewer: Other:																																																																																																					
Amenities: <b>Green House, Storage</b> Site Influences: <b>Central Location, Shopping Nearby</b> Features: <b>ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed</b>																																																																																																							
Finished Floor (Main): <b>1,280</b> Finished Floor (Above): <b>0</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>0</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>1,280 sq. ft.</b> Unfinished Floor: <b>1,280</b> Grand Total: <b>2,560 sq. ft.</b> Flr Area (Det'd 2nd Res): <b>sq. ft.</b> Suite: <b>None</b> Basement: <b>Unfinished</b> Crawl/Bsmt. Ht: <b># of Levels: 1</b> # of Kitchens: <b>1</b> <b># of Rooms: 7</b>		<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Main</td><td>Living Room</td><td>12'6 x 17'0</td></tr> <tr><td>Main</td><td>Dining Room</td><td>12'9 x 12'9</td></tr> <tr><td>Main</td><td>Kitchen</td><td>9'4 x 10'7</td></tr> <tr><td>Main</td><td>Nook</td><td>8'0 x 9'9</td></tr> <tr><td>Main</td><td>Bedroom</td><td>12'2 x 12'6</td></tr> <tr><td>Main</td><td>Bedroom</td><td>8'2 x 9'7</td></tr> <tr><td>Main</td><td>Bedroom</td><td>9'8 x 12'0</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> </tbody> </table>		Floor	Type	Dimensions	Main	Living Room	12'6 x 17'0	Main	Dining Room	12'9 x 12'9	Main	Kitchen	9'4 x 10'7	Main	Nook	8'0 x 9'9	Main	Bedroom	12'2 x 12'6	Main	Bedroom	8'2 x 9'7	Main	Bedroom	9'8 x 12'0			x			x			x			x			x			x	<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr><td></td><td></td><td>x</td><td></td></tr> <tr><td></td><td></td><td>x</td><td></td></tr> <tr><td></td><td></td><td>x</td><td></td></tr> <tr><td></td><td></td><td>x</td><td></td></tr> <tr><td></td><td></td><td>x</td><td></td></tr> <tr><td></td><td></td><td>x</td><td></td></tr> <tr><td></td><td></td><td>x</td><td></td></tr> <tr><td></td><td></td><td>x</td><td></td></tr> <tr><td></td><td></td><td>x</td><td></td></tr> <tr><td></td><td></td><td>x</td><td></td></tr> <tr><td></td><td></td><td>x</td><td></td></tr> <tr><td></td><td></td><td>x</td><td></td></tr> <tr><td></td><td></td><td>x</td><td></td></tr> </tbody> </table>		Floor	Type	Dimensions	Bathrooms			x				x				x				x				x				x				x				x				x				x				x				x				x	
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List Broker 1: <b>eXp Realty of Canada, Inc. - OFC: 833-817-6506</b> List Desig Agt 1: <b>Jay Khakh - Phone: 604-418-2937</b> List Broker 2: <b>eXp Realty of Canada, Inc. - OFC: 833-817-6506</b> List Desig Agt 2: <b>Nav Sekhon - PREC - Phone: 604-782-0988</b> Buyer's Broker 1: Buyer's Agent 1: Owner: Commission:		List Broker 3: <b>jay@farmsinbc.com</b> 3: 3:		Appointments: Call: Phone:																																																																																																			
				<b>Phone L.R. First TOUCHBASE 604-418-2937</b>																																																																																																			
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Remarks: <b>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. DBL EXP# C8067600</b>																																																																																																							
<b>HOLDING OPPORTUNITY FOR INVESTORS: 7.44 ACRES IN SPECIAL STUDY AREA B - Abbotsford OCP has designated this land for Future Industrial due to its immediate proximity to the Airport and Highway 1. Must comply with existing agricultural zoning until the City of Abbotsford and Agricultural Land Commission (ALC) are in agreement for the property to be taken out of the Agricultural Land Reserve (ALR). Features a 2,560 SQFT Home (3 beds/2 baths), 300 SQFT Detached Garage, 800 SQFT Greenhouse, 4 Acres of Duke Blueberry, and 1.5 Acres of Saanich Raspberry. Frontage on both Townline Road and Queen Street, and is one parcel away from the Marshall Road Intersection. Fully serviced with City Water and Natural Gas. Call for more information.</b>																																																																																																							