

<b>Active</b> <b>R3029997</b> Board: F, Detached House with Acreage		<b>6165 NATHAN PLACE</b> Abbotsford Bradner V4X 2G4		<b>\$2,275,000 (LP)</b> (SP)																																																																																																																	
		Days on Market: <b>0</b> Orig. Price: <b>\$2,275,000</b> Prev. Price: <b>\$0</b>		List Date: <b>7/25/2025</b> Expiry Date: <b>7/25/2026</b>																																																																																																																	
		Meas. Type: <b>Feet</b> Frontage (feet): <b>165.39</b> Frontage (metres): <b>50.41</b> Depth / Size: <b>622.93</b> Lot Area (sq.ft.): <b>0.00</b> Lot Area (acres): <b>5.00</b> Flood Plain: <b>No</b> View: <b>No</b>		If new, GST/HST: <b>8</b> Bedrooms: <b>8</b> Bathrooms: <b>3</b> Full Baths: <b>3</b> Half Baths: <b>0</b> Rear Yard Exp: <b>007-303-840</b> P.I.D.: <b>007-303-840</b>																																																																																																																	
		Approx. Year Built: <b>1980</b> Age: <b>45</b> Zoning: <b>A1</b> Gross Taxes: <b>\$7,251.14</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, Septic, Water</b>																																																																																																																			
		Sewer Type: <b>Septic</b> Water Supply: <b>City/Municipal</b>																																																																																																																			
Style of Home: <b>2 Storey w/Bsmt.</b> Construction: <b>Frame - Wood</b> Exterior: <b>Wood</b> Foundation: <b>Concrete Perimeter</b> Renovations: # of Fireplaces: <b>1</b> R.I. Fireplaces: Fireplace Fuel: <b>Wood</b> Fuel/Heating: <b>Baseboard, Hot Water</b> Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>		Total Parking: <b>Covered Parking:</b> Parking: <b>Carport; Multiple, Open</b> Driveway Finish: Dist. to Public Transit: Title to Land: <b>Freehold NonStrata</b> Seller's Interest: <b>Registered Owner</b> Property Disc.: <b>No : Upon Accepted Offer</b> Fixtures Leased: <b>No</b> Fixtures Rmvd: <b>No</b> Floor Finish: <b>Wall/Wall/Mixed</b>		Parking Access: Dist. to School Bus: Land Lease Expiry Year:																																																																																																																	
Type of Roof: <b>Asphalt</b> Legal: <b>LOT 9, PLAN NWP44077, SECTION 8, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT</b>				Municipal Charges Garbage: Water: Dyking: Sewer: Other:																																																																																																																	
Amenities: <b>Garden, In Suite Laundry</b> Site Influences: <b>Central Location, Cleared, Cul-de-Sac, Golf Course Nearby, Private Setting, Private Yard</b> Features: <b>ClthWsh/Dryr/Frdg/Stve/DW</b>																																																																																																																					
Finished Floor (Main): <b>1,959</b> Finished Floor (Above): <b>1,032</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>1,045</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>4,036 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>4,036 sq. ft.</b> Flr Area (Det'd 2nd Res): <b>sq. ft.</b>		<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Main</td><td>Foyer</td><td>7'8x4'6</td></tr> <tr><td>Main</td><td>Living Room</td><td>17'1x13'6</td></tr> <tr><td>Main</td><td>Dining Room</td><td>11'3x11'6</td></tr> <tr><td>Main</td><td>Kitchen</td><td>13'4x11'1</td></tr> <tr><td>Main</td><td>Eating Area</td><td>8'5x5'6</td></tr> <tr><td>Main</td><td>Family Room</td><td>19'8x13'</td></tr> <tr><td>Main</td><td>Bedroom</td><td>10'10x11'</td></tr> <tr><td>Main</td><td>Laundry</td><td>9'2x8'11</td></tr> <tr><td>Main</td><td>Den</td><td>9'1x8'1</td></tr> <tr><td>Main</td><td>Primary Bedroom</td><td>21'6x21'7</td></tr> <tr><td>Main</td><td>Walk-In Closet</td><td>10'10x3'9</td></tr> <tr><td>Above</td><td>Den</td><td>6'x14'3</td></tr> <tr><td>Above</td><td>Bedroom</td><td>11'8x11'</td></tr> </tbody> </table>		Floor	Type	Dimensions	Main	Foyer	7'8x4'6	Main	Living Room	17'1x13'6	Main	Dining Room	11'3x11'6	Main	Kitchen	13'4x11'1	Main	Eating Area	8'5x5'6	Main	Family Room	19'8x13'	Main	Bedroom	10'10x11'	Main	Laundry	9'2x8'11	Main	Den	9'1x8'1	Main	Primary Bedroom	21'6x21'7	Main	Walk-In Closet	10'10x3'9	Above	Den	6'x14'3	Above	Bedroom	11'8x11'	<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> <th>#Pcs</th> </tr> </thead> <tbody> <tr><td>Above</td><td>Bedroom</td><td>11'3 x 11'</td><td></td><td></td></tr> <tr><td>Above</td><td>Bedroom</td><td>11'3 x 11'2</td><td></td><td></td></tr> <tr><td>Above</td><td>Bedroom</td><td>13' x 14'3</td><td></td><td></td></tr> <tr><td>Below</td><td>Storage</td><td>8'11 x 14'10</td><td></td><td></td></tr> <tr><td>Below</td><td>Recreation Room</td><td>17'4 x 8'8</td><td></td><td></td></tr> <tr><td>Below</td><td>Kitchen</td><td>9'9 x 10'10</td><td>Above</td><td>4</td></tr> <tr><td>Below</td><td>Living Room</td><td>10'6 x 14'4</td><td></td><td></td></tr> <tr><td>Below</td><td>Bedroom</td><td>9'7 x 9'2</td><td></td><td></td></tr> <tr><td>Below</td><td>Bedroom</td><td>9'8 x 8'1</td><td></td><td></td></tr> <tr><td></td><td></td><td>x</td><td>Below</td><td>3</td></tr> <tr><td></td><td></td><td>x</td><td></td><td></td></tr> <tr><td></td><td></td><td>x</td><td></td><td></td></tr> <tr><td></td><td></td><td>x</td><td></td><td></td></tr> </tbody> </table>		Floor	Type	Dimensions	Bathrooms	#Pcs	Above	Bedroom	11'3 x 11'			Above	Bedroom	11'3 x 11'2			Above	Bedroom	13' x 14'3			Below	Storage	8'11 x 14'10			Below	Recreation Room	17'4 x 8'8			Below	Kitchen	9'9 x 10'10	Above	4	Below	Living Room	10'6 x 14'4			Below	Bedroom	9'7 x 9'2			Below	Bedroom	9'8 x 8'1					x	Below	3			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>		Appointments: <b>Touchbase</b> Call: <b>TOUCHBASE</b> Phone: <b>604-418-2937</b>																																																																																																																	
Realor <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.</b> Remarks:				Occupancy: <b>Owner</b>																																																																																																																	
<b>5 ACRES WITH HOME IN BRADNER!</b> 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.																																																																																																																					