

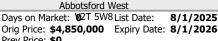
Active R3031247

88 ACRES (DOWNES ROAD) & **TOWNLINE ROAD** Abbotsford

\$4,850,000 (LP)

(SP) D 😲 H 🚺 🛭 😘 M

Board: F, Land Only Other



Seller's Acceptance Date: Subject Removal Date: Completion Date:

Appointments:

Phone:

nav@farmsinbc.com Call:

3:

dil

Prev Price: \$0 Frontage:

1.820.60 Feet

2,577.3

East

Subdiv/Complex: 013-342-240

Meas. Type: Frontage Metric: P.I.D.: \$2,619.38 Taxes: 2024 For Tax Year:

8/1/2025

Price/SqFt: Sub-Type:

Depth:

Zoning: A1 Rezoneable?:

Lot Area

Exposure: Permitted Use: Flood Plain: No

88.74 Acres: Hect: 35.91 SqFt: 0.00

Touchbase

TOUCHBASE 604-782-0988

Title to Land: Freehold NonStrata

Tour: Virtual Tour Link View - Specify

Mountain and Valley

SqM: 0.00 First Nation Reserve:

Sanitary Sewer: None Storm Sewer: None Water Supply: None At Lot Line Electricity: Natural Gas: At Lot Line Telephone Service: Available Nearby Cable Service: Available Nearby Prospectus: **Not Required** Develop Permit: No

Bldg Permit Apprv:

Not Available Building Plans:

Property Access: Road Access

Parking Access: Fencing:

Property in ALR/FLR: Yes - Agricultural Land Seller's Interest: Registered Owner

Information Pkg: Yes Sign on Property: Sketch Attatched: No Property Disclosure: Yes: Trees Logged in last 2yr?: No

Perc Test Avail: Perc Test Date:

Legal: PART NE1/4, SECTION 25, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN W 1/2 OF NW1/4 & 47554

Site Influences: Shopping Nearby Restrictions: **Easement**

1.15% ON THE BALANCE Commission:

List Broker 1: eXp Realty of Canada, Inc. - OFC: 833-817-6506

List Sales Rep 2:

List Sales Rep 1: Nav Sekhon - PREC - Phone: 604-782-0988

List Broker 2: List Broker 3:

Buyer's Broker 1: Buyer's Agent 1: Buyer's Broker 2: Buyer's Agent 2: 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, browse our website at www.farmsinbc.com.

88.74 ACRES OF LAND ONLY. First time on the market, this one-of-a-kind trophy property is great for building an Estate Home with two Road Frontages (Downes Road and Townline Road) with Mountain and Valley views. Fertile soil is great for growing various crops like blueberries, vegetables, and any livestock. The location is convenient, minutes away from all major schools, amenities, and entertainment. Easy access to Fraser Highway, Highway #1, Abbotsford Mission Highway, and the USA Border.

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'. LND Full Realtor 07/31/2025 10:10 AM 1 Page

