


<b>Active</b> <b>R3031247</b> Board: F, Land Only Other		<b>88 ACRES (DOWNES ROAD) &amp; TOWNLINE ROAD</b> Abbotsford Abbotsford West		<b>\$4,850,000</b> (LP) (SP)										
		Days on Market: <del>02</del> 5W8 List Date: <b>8/1/2025</b> Orig Price: <b>\$4,850,000</b> Expiry Date: <b>8/1/2026</b> Prev Price: <b>\$0</b>		Seller's Acceptance Date: Subject Removal Date: Completion Date:										
		Frontage: <b>1,820.60</b> Subdiv/Complex: Meas. Type: <b>Feet</b> P.I.D.: <b>013-342-240</b> Frontage Metric: Taxes: <b>\$2,619.38</b> Depth: <b>2,577.3</b> For Tax Year: <b>2024</b> Price/SqFt: Zoning: <b>A1</b> Sub-Type: Rezzoneable?: Exposure: <b>East</b> Flood Plain: <b>No</b>		<table border="1"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td><b>88.74</b></td> </tr> <tr> <td>Hect:</td> <td><b>35.91</b></td> </tr> <tr> <td>SqFt:</td> <td><b>0.00</b></td> </tr> <tr> <td>SqM:</td> <td><b>0.00</b></td> </tr> </tbody> </table>	Lot Area		Acres:	<b>88.74</b>	Hect:	<b>35.91</b>	SqFt:	<b>0.00</b>	SqM:	<b>0.00</b>
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Permitted Use: Title to Land: <b>Freehold NonStrata</b> Tour: <b>Virtual Tour Link</b>														
View - Specify		<b>Mountain and Valley</b>												
Sanitary Sewer: <b>None</b> Storm Sewer: <b>None</b> Water Supply: <b>None</b> Electricity: <b>At Lot Line</b> Natural Gas: <b>At Lot Line</b> Telephone Service: <b>Available Nearby</b> Cable Service: <b>Available Nearby</b> Prospectus: <b>Not Required</b> Develop Permit: <b>No</b> Bldg Permit Apprv: <b>No</b> Building Plans: <b>Not Available</b>		Property Access: <b>Road Access</b> First Nation Reserve: Parking Access: Fencing: Property in ALR/FLR: <b>Yes - Agricultural Land</b> Seller's Interest: <b>Registered Owner</b> Information Pkg: <b>Yes</b> Sign on Property: <b>Y</b> Sketch Attached: <b>No</b> Property Disclosure: <b>Yes:</b> Trees Logged in last 2yr?: <b>No</b> Perc Test Avail: Perc Test Date:												
Legal: <b>PART NE1/4, SECTION 25, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN W 1/2 OF NW1/4 &amp; 47554</b>														
Site Influences: <b>Shopping Nearby</b> Restrictions: <b>Easement</b> Commission: <b>1.15% ON THE BALANCE</b>														
List Broker 1: <b>eXp Realty of Canada, Inc. - OFC: 833-817-6506</b> List Sales Rep 1: <b>Nav Sekhon - PREC - Phone: 604-782-0988</b> List Sales Rep 2: List Broker 2: List Broker 3: Buyer's Broker 1: Buyer's Agent 1: Buyer's Broker 2: Buyer's Agent 2: Owner:		Appointments: <b>Touchbase</b> Call: <b>TOUCHBASE</b> Phone: <b>604-782-0988</b>		nav@farmsinbc.com 3:										
Realtor 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, browse our website at www.farmsinbc.com.</b>														
<b>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.</b>														