



5 ACRES · 2 HOUSES & BLUEBERRY FARM



## PRICE \$5,485,000

**Frontage:** 330.381 ft (64 Avenue)

Depth: 689.961 ft

## ABOUT THE PROPERTY

**5 ACRES WITH 2 HOUSES AND A BLUEBERRY FARM.** The 8,811 SQ/FT Estate Home, built in 2024, showcases 8 spacious bedrooms—most with walk-in closets and private ensuite bathrooms (8 bathrooms in total). Designed with elegance and functionality, the home features 2 grand staircases, open-concept living, 2 large covered patios, and a stunning recreation wing complete with bar, lounge, gym, and games area—perfect for both relaxation and entertaining. A 1,300 SQ/FT Mobile Home with 2 bedrooms and 1 bathroom provides additional living space or rental income. Collectively, the property generates approximately \$7,500/month in cash flow. The property also includes a versatile 1,800 SQ/FT Barn and a 740 SQ/FT Shed. Approximately 2.5 acres are planted in blueberries, while a large open gravel yard offers.



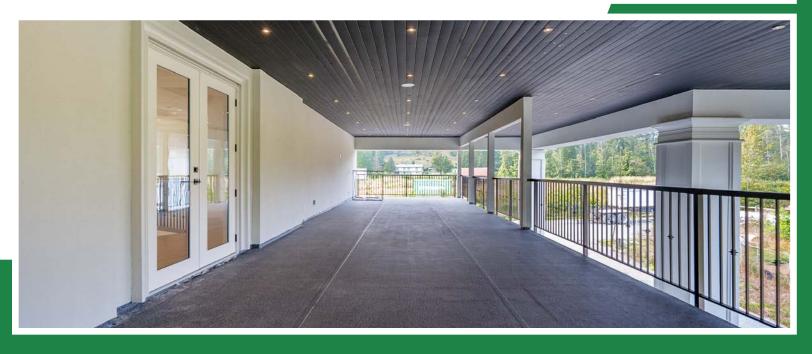
- PID 007-362-307
- MLS R3045210
- GROSS TAX \$1,433.81 2025
- ZONING RU-1

## **DUE DILIGENCE DOCUMENTS**

- Title Search
- Property Disclosure Statement (Upon Accepted Offer)
- Zoning Document



















































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