

**Active** **1963 TOWNLINE ROAD** **\$8,295,000 (LP)**  
**R3101566** Abbotsford (SP)  
 Board: F, Detached Poplar  
 House with Acreage V2T 6E2



Days on Market: **0** List Date: **3/20/2026** Seller's Acceptance Date:  
 Orig. Price: **\$8,295,000** Expiry Date: **9/20/2026** Subject Removal Date:  
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new, GST/HST inc?: **No** Approx. Year Built: **1948**  
 Frontage (feet): **178.33** Bedrooms: **3** Age: **78**  
 Frontage (metres): **54.35** Bathrooms: **2** Zoning: **A-1**  
 Depth / Size: **1770.50** Full Baths: **2** Gross Taxes: **\$1,566.19**  
 Lot Area (sq.ft.): **0.00** Half Baths: **0** For Tax Year: **2025**  
 Lot Area (acres): **7.44** Rear Yard Exp: Tax Inc. Utilities?: **No**  
 Flood Plain: **No** P.I.D.: **009-772-146** Tour: **Virtual Tour URL**  
 View: **No**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Sewer Type: **Septic** Water Supply: **City/Municipal, Well - Drilled**

Style of Home: **2 Storey w/Bsmt., Carriage/Coach House**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**  
 Renovations: **Partly** Reno. Year: **2026**  
 # of Fireplaces: **0** R.I. Fireplaces:  
 Fireplace Fuel: **None** Rain Screen:  
 Fuel/Heating: **Natural Gas** Metered Water:  
 Outdoor Area: **None** R.I. Plumbing:  
 Type of Roof: **Asphalt**  
 Total Parking: Covered Parking: Parking Access:  
 Parking: **Add. Parking Avail., Detached Grge/Carport, Open**  
 Driveway Finish:  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed**

Legal: **LOT K, PLAN NWP13153, PART SE1/4, SECTION 13, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT** Municipal Charges

Amenities: **Green House, Storage, Workshop Detached**  
 Site Influences: **Central Location, Private Setting, Private Yard**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Finished Floor (Main):	1,280	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'6x17'	x			Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'9x12'9	x			Main 3
Finished Floor (Below):	0	Main	Kitchen	9'4x10'7	x			
Finished Floor (Basement):	0	Main	Nook	8'x9'9	x			
Finished Floor (Total):	1,280 sq. ft.	Main	Bedroom	12'2x12'6	x			Main 3
Unfinished Floor:	1,280	Main	Bedroom	8'2x9'7	x			
Grand Total:	2,560 sq. ft.	Main	Bedroom	9'6x12'	x			
Fir Area (Det'd 2nd Res):	941 sq. ft.			x				
Suite: <b>None</b>				x				
Basement: <b>Unfinished</b>				x				

Crawl/Bsmt. Ht: # of Levels: **1** Manuf Type: Registered in MHR?: PAD Rental:  
 # of Kitchens: **1** # of Rooms: **7** MHR#: CSA/BCE: Maint. Fee:  
 ByLaw Restrictions:

List Broker 1: **eXp Realty of Canada, Inc. - OFC: 833-817-6506** List Broker 3:  
 List Desig Agt 1: **Jay Khakh - Phone: 604-418-2937** **jay@farmsinbc.com**  
 List Broker 2: **eXp Realty of Canada, Inc. - OFC: 833-817-6506** Appointments: **Touchbase**  
 List Desig Agt 2: **Nav Sekhon - PREC - Phone: 604-782-0988** 3: Call: **TOUCHBASE**  
 Buyer's Broker 1: Phone: **604-418-2937**  
 Buyer's Agent 1:  
 Owner:  
 Commission:  
 Occupancy: **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, please browse our website at www.farmsinbc.com.**

**HOLDING OPPORTUNITY FOR INVESTORS: 7.44 ACRES IN SPECIAL STUDY AREA B - Abbotsford's 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. Newly built 941 SQFT Coach House (2 Beds/1 Baths) above 3 Car Garage in 2025.**