

Active R3101566 Board: F, Detached House with Acreage		1963 TOWNLINE ROAD Abbotsford Poplar V2T 6E2		\$7,990,000 (LP) (SP)																																																				
		Days on Market: 112 Orig. Price: \$8,295,000 Prev. Price: \$8,295,000		List Date: 3/20/2026 Expiry Date: 9/20/2026 Seller's Acceptance Date: Subject Removal Date: Completion Date:																																																				
Meas. Type: Feet Frontage (feet): 178.33 Frontage (metres): 54.35 Depth / Size: 1770.50 Lot Area (sq.ft.): 0.00 Lot Area (acres): 7.44 Flood Plain: No View: No		If new, GST/HST inc?: No Bedrooms: 3 Bathrooms: 2 Full Baths: 2 Half Baths: 0 Rear Yard Exp: P.I.D.: 009-772-146		Approx. Year Built: 1948 Age: 78 Zoning: A-1 Gross Taxes: \$1,566.19 For Tax Year: 2025 Tax Inc. Utilities?: No Tour: Virtual Tour URL																																																				
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		Total Parking: Covered Parking: Parking Access: Parking: Add. Parking Avail., Detached Grge/Carport, Open Driveway Finish: Dist. to Public Transit: Title to Land: Freehold NonStrata Seller's Interest: Registered Owner Property Disc.: Yes Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Mixed																																																						
Renovations: Partly # of Fireplaces: 0 R.I. Fireplaces: Fireplace Fuel: None Fuel/Heating: Natural Gas Outdoor Area: None		Reno. Year: 2026 Rain Screen: Metered Water: R.I. Plumbing:		Dist. to School Bus: Land Lease Expiry Year:																																																				
Type of Roof: Asphalt																																																								
Legal: LOT K, PLAN NWP13153, PART SE1/4, SECTION 13, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT																																																								
Amenities: Green House, Storage, Workshop Detached				Municipal Charges: Garbage: Water: Dyking: Sewer: Other:																																																				
Site Influences: Central Location, Private Setting, Private Yard Features: CltHwsh/Dryr/Frdg/Stve/DW, Storage Shed																																																								
Finished Floor (Main): 1,280 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,280 sq. ft. Unfinished Floor: 1,280 Grand Total: 2,560 sq. ft. Flr Area (Det'd 2nd Res): 941 sq. ft.		<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Main</td><td>Living Room</td><td>12'6"x17'</td></tr> <tr><td>Main</td><td>Dining Room</td><td>12'9"x12'9"</td></tr> <tr><td>Main</td><td>Kitchen</td><td>9'4"x10'7"</td></tr> <tr><td>Main</td><td>Nook</td><td>8'x9'9"</td></tr> <tr><td>Main</td><td>Bedroom</td><td>12'2"x12'6"</td></tr> <tr><td>Main</td><td>Bedroom</td><td>8'2"x9'7"</td></tr> <tr><td>Main</td><td>Bedroom</td><td>9'6"x12'</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> </tbody> </table>		Floor	Type	Dimensions	Main	Living Room	12'6"x17'	Main	Dining Room	12'9"x12'9"	Main	Kitchen	9'4"x10'7"	Main	Nook	8'x9'9"	Main	Bedroom	12'2"x12'6"	Main	Bedroom	8'2"x9'7"	Main	Bedroom	9'6"x12'			x			x			x			x			x			x	<table border="1"> <thead> <tr> <th>Bathrooms</th> <th>Floor</th> <th>#Pcs</th> </tr> </thead> <tbody> <tr><td>Main</td><td></td><td>3</td></tr> <tr><td>Main</td><td></td><td>3</td></tr> </tbody> </table>		Bathrooms	Floor	#Pcs	Main		3	Main		3
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Suite: None Basement: Unfinished		Crawl/Bsmt. Ht: # of Levels: 1 # of Kitchens: 1 # of Rooms: 7																																																						
Manuf Type: MHR#: ByLaw Restrictions:		Registered in MHR?: CSA/BCE:		PAD Rental: Maint. Fee:																																																				
List Broker 1: eXp Realty of Canada, Inc. - OFC: 833-817-6506 List Desig Agt 1: Jay Khakh - Phone: 604-418-2937 List Broker 2: eXp Realty of Canada, Inc. - OFC: 833-817-6506 List Desig Agt 2: Nav Sekhon - PREC - Phone: 604-782-0988 Buyer's Broker 1: Buyer's Agent 1: Owner: Commission:		List Broker 3: jay@farmsinbc.com		Appointments: Touchbase Call: TOUCHBASE Phone: 604-418-2937																																																				
Occupancy: Owner																																																								
Remarks: 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.																																																								
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.																																																								