



| <b>Active</b><br><b>R3110449</b><br>Board: H, Detached<br>House with Acreage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 | <b>10715 TOWER ROAD</b><br>Chilliwack<br>Fairfield Island<br>V2P 8B9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |           | <b>\$1,450,000</b> (LP)<br>(SP)                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------|------|-------------|-----------|------|---------|------------|------|-----------------|---------|------|---------|---------|------|-------------|---------|------|---------|----------|------|---------|--------|------|-----------------|---------|------|---------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------|------|------------|-----------|------|--|--|---|------|--|--|---|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 | Days on Market: <b>125</b><br>Orig. Price: <b>\$1,550,000</b><br>Prev. Price: <b>\$1,550,000</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |           | List Date: <b>4/17/2026</b><br>Expiry Date: <b>4/17/2027</b>                                                                                                                                                                                                               |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Meas. Type: <b>Feet</b><br>Frontage (feet): <b>712.80</b><br>Frontage (metres): <b>217.26</b><br>Depth / Size: <b>417.30</b><br>Lot Area (sq.ft.): <b>0.00</b><br>Lot Area (acres): <b>7.04</b><br>Flood Plain: <b>Yes</b><br>View: <b>Yes : Mountain and Valley</b>                                                                                                                                                                                                                                                                                                                 |                 | If new, GST/HST inc?:<br>Bedrooms: <b>4</b><br>Bathrooms: <b>2</b><br>Full Baths: <b>2</b><br>Half Baths: <b>0</b><br>Rear Yard Exp: <b>011-901-641</b><br>P.I.D.: <b>011-901-641</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           | Seller's Acceptance Date:<br>Subject Removal Date:<br>Completion Date:<br>Approx. Year Built: <b>1961</b><br>Age: <b>65</b><br>Zoning: <b>RS-FHA</b><br>Gross Taxes: <b>\$1,371.37</b><br>For Tax Year: <b>2025</b><br>Tax Inc. <b>No</b><br>Tour: <b>Virtual Tour URL</b> |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Complex/Subdiv:<br>First Nation Reserve:<br>Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Sewer Type: <b>Septic</b> Water Supply: <b>Well - Shallow</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Style of Home: <b>Rancher/Bungalow w/Bsmt.</b><br>Construction: <b>Frame - Wood</b><br>Exterior: <b>Stucco</b><br>Foundation: <b>Concrete Perimeter</b>                                                                                                                                                                                                                                                                                                                                                                                                                              |                 | Total Parking:      Covered Parking:      Parking Access:<br>Parking: <b>Open, RV Parking Avail.</b><br>Driveway Finish:<br>Dist. to Public Transit:<br>Title to Land: <b>Freehold NonStrata</b><br>Seller's Interest: <b>Registered Owner</b><br>Property <b>No : Upon Accepted Offer</b><br>Fixtures Leased: <b>No :</b><br>Fixtures Rmvd: <b>No :</b><br>Floor Finish:                                                                                                                                                                                                                                                                                                                               |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Renovations: <b>Partly</b><br># of Fireplaces: <b>1</b> R.I. Fireplaces:<br>Fireplace Fuel: <b>Natural Gas</b><br>Fuel/Heating: <b>Forced Air</b><br>Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>                                                                                                                                                                                                                                                                                                                                                                                     |                 | Reno. Year:<br>Rain Screen:<br>Metered<br>R.I. Plumbing:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |           | Dist. to School Bus:<br>Land Lease Expiry Year:                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Type of Roof: <b>Metal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Legal: <b>PARCEL 3, LOT D, PLAN NWP675, DISTRICT LOT 422, GROUP 2, NEW WESTMINSTER LAND DISTRICT, PL WITH CHARGE DEPOSITED 20467C EXC PCL F REF PL 4002, PCL 4 REF PL 15281, PT SUBDIVIDED BY PL 44126</b>                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Amenities: <b>None</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 | Municipal Charges<br>Garbage:<br>Water:<br>Dyking:<br>Sewer:<br>Other:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Site Influences: <b>Cleared, Private Setting, Rural Setting</b><br>Features: <b>ClthWsh/Dryr/Frdg/Stve/DW</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Finished Floor (Main): <b>1,200</b><br>Finished Floor (Above): <b>0</b><br>Finished Floor (AbvMain2): <b>0</b><br>Finished Floor (Below): <b>1,200</b><br>Finished Floor (Basement): <b>0</b><br>Finished Floor (Total): <b>2,400 sq. ft.</b><br>Unfinished Floor: <b>0</b><br>Grand Total: <b>2,400 sq. ft.</b><br>Flr Area (Det'd 2nd Res): <b>sq. ft.</b>                                                                                                                                                                                                                         |                 | <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' 18'9"</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>10'3' 9'4"</td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>10' 13'</td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>10' 13'</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>9' 9'4"</td> </tr> <tr> <td>Bsmt</td> <td>Bedroom</td> <td>8' 10'6"</td> </tr> <tr> <td>Bsmt</td> <td>Kitchen</td> <td>5' 11'</td> </tr> <tr> <td>Bsmt</td> <td>Recreation Room</td> <td>13' 15'</td> </tr> <tr> <td>Bsmt</td> <td>Bedroom</td> <td>8' 8'</td> </tr> </tbody> </table> |           | Floor                                                                                                                                                                                                                                                                      | Type | Dimensions | Main | Living Room | 12' 18'9" | Main | Kitchen | 10'3' 9'4" | Main | Primary Bedroom | 10' 13' | Main | Bedroom | 10' 13' | Main | Dining Room | 9' 9'4" | Bsmt | Bedroom | 8' 10'6" | Bsmt | Kitchen | 5' 11' | Bsmt | Recreation Room | 13' 15' | Bsmt | Bedroom | 8' 8' | <table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td></td> <td></td> <td>4</td> </tr> <tr> <td>Bsmt</td> <td></td> <td></td> <td>3</td> </tr> </tbody> </table> |  | Floor | Type | Dimensions | Bathrooms | Main |  |  | 4 | Bsmt |  |  | 3 |
| Floor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Type            | Dimensions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Living Room     | 12' 18'9"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Kitchen         | 10'3' 9'4"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Primary Bedroom | 10' 13'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Bedroom         | 10' 13'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Dining Room     | 9' 9'4"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Bsmt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Bedroom         | 8' 10'6"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Bsmt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Kitchen         | 5' 11'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Bsmt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Recreation Room | 13' 15'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Bsmt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Bedroom         | 8' 8'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Floor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Type            | Dimensions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Bathrooms |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 4         |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Bsmt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 3         |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Suite: <b>None</b><br>Basement: <b>Fully Finished</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 | Crawl/Bsmt. Ht:      # of Levels: <b>2</b><br># of Kitchens: <b>2</b> # of Rooms: <b>9</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Manuf Type:<br>MHR#:      Registered in MHR?:<br>ByLaw Restrictions:      CSA/BCE:      PAD Rental:<br>Maint. Fee:                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 | List Broker 1: <b>eXp Realty of Canada, Inc. - OFC: 833-817-6506</b><br>List Desig Agt 1: <b>Nav Sekhon - PREC - Phone: 604-782-0988</b><br>List Broker 2:<br>List Desig Agt 2:<br>Buyer's Broker 1:<br>Buyer's Agent 1:<br>Owner:<br>Commission:                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| List Broker 3: <b>Team 3000 Realty Ltd. - Office: 778-297-3000</b><br><b>nav@farmsinbc.com</b><br><b>3 Gav Dhillon - Phone: 778-868-4871</b><br><b>3:</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |                 | Appointments: <b>Touchbase</b><br>Call: <b>TOUCHBASE</b><br>Phone: <b>604-418-2937</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Occupancy: <b>Tenant</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| Realtor <b>*PRIVACY - DO NOT SOLICIT*. All measurements were taken by the listing agent and are approximate, buyer is to verify if important. Must provide 24 hours notice for showing. One of the Listing agents is a 50% owner. For more details and images, browse our website at www.farmsinbc.com.</b>                                                                                                                                                                                                                                                                          |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |
| <b>7.04 ACRES, HOUSE, AND ACREAGE IN CHILLIWACK.</b> Excellent opportunity to build your dream home on a prime property with mountain and valley views and with 3 road frontages along Young Road, Tower Road, and Brinx Road. Great holding property with potential to generate rental income, ideally situated next to 3.35 Acres zoned M4 (Heavy Industrial). The property features a renovated 2,400 SQ/FT home with 4 bedrooms and 2 bathrooms, including an in-law suite in the basement. Conveniently located just minutes from all amenities with easy access to Highway #1. |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |           |                                                                                                                                                                                                                                                                            |      |            |      |             |           |      |         |            |      |                 |         |      |         |         |      |             |         |      |         |          |      |         |        |      |                 |         |      |         |       |                                                                                                                                                                                                                                                              |  |       |      |            |           |      |  |  |   |      |  |  |   |