

R2572923
House with Acreage

36509 LOUGHEED HIGHWAY
Mission
Dewdney Deroche
V2V 4J1

Residential Detached
\$3,179,000 (LP)



Depth/Size (ft.): **104/12.48Acre** Frontage (ft.): **400.00** Approx. Yr Built: **9999**
 Lot Area (Acres): **12.48** Bedrooms: **4** Age: **999**
 Flood Plain: Bathrooms: **2** Zoning: **RR**
 Rear Yard Full Baths: **2** Gross Taxes: **\$391.36**
 Exp: Half Baths: **0** For Tax Year: **2020**
 P.I.D.: **011-387-271**
 View: **Yes: Mountains**
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Electric**
 Outdoor Area: **None**
 Type of Roof: **Asphalt**

Total Parking: **0** Covered Parking: **0** Parking Access: **Front**
 Parking: **Open**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate,Mixed**

Legal: **LOT B PLAN NWP9347 DISTRICT LOT 483 GROUP 1 LD 36**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 17'			x			x
Main	Kitchen	14' x 18'			x			x
Main	Foyer	7' x 7'			x			x
Main	Bedroom	10' x 13'			x			x
Above	Bedroom	12' x 12'			x			x
Above	Bedroom	14' x 14'			x			x
Above	Bedroom	10' x 14'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	969	# of Rooms:	7	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	618	# of Kitchens:	1	1	Main	4	No
Finished Floor (Below):	0	# of Levels:	3	2	Above	4	No
Finished Floor (Basement):	870	Suite:	None	3			No
Finished Floor (Total):	2,457 sq. ft.	Crawl/Bsmt. Height:		4			No
Unfinished Floor:	0	Beds in Bsmt.:	0 Beds not in Bsmt.: 4	5			No
Grand Total:	2,457 sq. ft.	Basement:	Unfinished	6			No
				7			No
				8			No

Listing Broker(s): **RE/MAX Little Oak Realty (Abbotsford)**

12.48 ACRES, HOUSE, STORAGE SHED and BLUEBERRY. 2 road frontages, great highway visibility on Lougheed, would make a great location for a produce stand. 3 phase right at the property line. 4 bedrooms home with 2 full bathrooms. A large double storey shed (30x50), can be used in many ways in the future. Last year's berry production was approx. 200,000 pounds. The blueberry farm includes four different types of blueberry planted on 11.5 acres of the property; 2.5 acres of Duke, 3 acres of Reka, 5 acres of Bluecrop, and 1 acre of Elliott. All berry is watered through drip system. Brand new well installed two years ago and 2nd septic is ready for a future 2nd dwelling. Call for more information.