

<b>Depth/Size (ft):</b>	1280(10AC)	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	9999
<b>Frontage (ft):</b>	332.00	<b>Bathrooms:</b>	2	<b>Age:</b>	999
<b>Lot Area: (Acres)</b>	10.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	A-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,885.85
<b>Rear Yard Exp:</b>	Northeast			<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	010-867-007

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 10 - Covered: 0
<b>Construction:</b>	Frame - Wood,Manufactured/Mobile	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal,Well - Drilled	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	PART W1/2 OF E1/2 OF SE1/4 OF SE1/4, SECTION 8, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.#76655, CSA#28513 DBL EXP#C
<b>Amenities:</b>	
<b>Site Influences:</b>	Private Setting,Private Yard
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'8 x 13'11			
Main	Kitchen	15' x 12'6			
Main	Bedroom	11'11 x 10'8			
Main	Bedroom	11'7 x 11'3			
Main	Primary Bedroom	12'11 x 11'0			

<b>Finished Floor (Main):</b>	1 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,161 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite			
<b>Finished Floor (Total):</b>	1,162 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	280 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,442 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

THRIVING 10-ACRE BLUEBERRY FARM! Great holding/Revenue Producing Property! Just a block away from Gloucester Industrial Center & 2 minutes Hwy #1 & 264 St interchange with possible future development potential. Neighbors include Amazon, EV logistics, General Motors, John Deere, Keystone Canada..etc. Currently zoned A1, Multiple revenue sources including a thriving full-production blueberry farm, 2-rental homes, a machine shop, a greenhouse & fully leased truck compound. 8.5 acres of healthy mature 7 to 10-year-old Bluecrop & Duke varieties plants. The fields have great soil composition, are well-drained with gentle slopes & are meticulously maintained. Don't miss out on this exceptional opportunity to secure your piece of Abbotsford's thriving market! PUT THIS ON YOUR MUST VIEW LIST!