857 BRADNER BOAD ABBOTSEORD

Residential Detached
\$3,425,000 (LP)

House with Acreage	857 BRADNER ROAD ABBOTSFORD Aberdeen, V4X 1H8				l	Residential Detached \$3,425,000 (LP	
Depth/Size (ft):	(5AC)	Bedrooms:	4	Approx. Year Buil	lt: 2014	4	
Frontage (ft):		Bathrooms:	3	Age:	10		
Lot Area: (Acres)	5.00	Full Baths:	3	Zoning:			
Flood Plain:		Half Baths:	0	Gross Taxes:	\$9,3	56.00	
Rear Yard Exp:				For Tax Year:	2023	3	
View:				P.I.D.:	000-	525-511	
Style of Home:	2 Storey		Parking:				
Construction:	Frame - Wood		Covered Parking:				
Exterior:	Mixed		Parking Access:				
Foundation:			Parking:	Garage; Double			
Rain Screen:			Locker:				
Renovations:			Units in Dev:				
# of Fireplaces:	3 - Fuel:		Distance to:				
Nater Supply:	Well - Drilled		Title to Land:	Freehold NonStrat	ta		
Fuel/Heating:	Forced Air		Property Disc:	Yes			
Outdoor Area:	Balcny(s) Patio(s) Do	ck(s)	PAD Rental:				
Type of Roof:	Metal		Fixtures Leased:	No			
Floor Finish:			Fixtures Rmvd:	No			
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity LOT 3, PLAN NWP3	4568, PART SE1/4, SECTION 9, TC	WNSHIP 13, NEW WESTMIN	ISTER LAND DISTRICT			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	LOT 3, PLAN NWP3	4568, PART SE1/4, SECTION 9, TC Play Realty, Performance Power Pla		ISTER LAND DISTRICT			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 3, PLAN NWP3 Performance Power				Dimen	sions	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 3, PLAN NWP3	Play Realty, Performance Power Pla	ay Realty	ISTER LAND DISTRICT	Dimen	Isions	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor	LOT 3, PLAN NWP3 Performance Power Type	Play Realty, Performance Power Pla	ay Realty		Dimen	isions	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above	LOT 3, PLAN NWP3 Performance Power Type Kitchen	Play Realty, Performance Power Pla Dimensions 13' x 15'	ay Realty		Dimen	Isions	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above	LOT 3, PLAN NWP3 Performance Power Type Kitchen Great Room	Play Realty, Performance Power Pla Dimensions 13' x 15' 48' x 15'	ay Realty		Dimen	Isions	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above Above	LOT 3, PLAN NWP3 Performance Power Type Kitchen Great Room Bedroom	Play Realty, Performance Power Pla Dimensions 13' x 15' 48' x 15' 24' x 10'	ay Realty		Dimen	Isions	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above Above Above	LOT 3, PLAN NWP3 Performance Power Type Kitchen Great Room Bedroom Bedroom	Play Realty, Performance Power Pla Dimensions 13' x 15' 48' x 15' 24' x 10' 16' x 11'	ay Realty		Dimen	Isions	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above Above Above Above	LOT 3, PLAN NWP3 Performance Power Type Kitchen Great Room Bedroom Bedroom Bedroom Bedroom	Play Realty, Performance Power Pla Dimensions 13' x 15' 48' x 15' 24' x 10' 16' x 11' 14' x 17'	ay Realty Floor		Dimen		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above Above Above Above Above	LOT 3, PLAN NWP3 Performance Power Type Kitchen Great Room Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom	Play Realty, Performance Power Pla Dimensions 13' × 15' 48' × 15' 24' × 10' 16' × 11' 14' × 17' 17' × 17' # Of Rooms:	ay Realty	Туре		usions Ensuite? Yes	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above Above Above Above Above Above Above	LOT 3, PLAN NWP3 Performance Power Type Kitchen Great Room Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom	Play Realty, Performance Power Pla Dimensions 13' x 15' 48' x 15' 24' x 10' 16' x 11' 14' x 17' 17' x 17'	ay Realty Floor	Type Bathroom Floor	# of Pieces	Ensuite?	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above Above Above Above Above Above Finished Floor (Main): Finished Floor (Below):	LOT 3, PLAN NWP3 Performance Power Type Kitchen Great Room Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom	Play Realty, Performance Power Pla Dimensions 13' x 15' 48' x 15' 24' x 10' 16' x 11' 14' x 17' 17' x 17' # Of Rooms: # Of Kitchens:	ay Realty Floor 6 1	Type Bathroom Floor Main	# of Pieces 4	Ensuite? Yes	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above Above Above Above Above Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	LOT 3, PLAN NWP3 Performance Power Type Kitchen Great Room Bedroom Bedroom Bedroom Bedroom Bedroom	Play Realty, Performance Power Pla Dimensions 13' x 15' 48' x 15' 24' x 10' 16' x 11' 14' x 17' 17' x 17' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	ay Realty Floor 6 1	Type Bathroom Floor Main Main	# of Pieces 4 3	Ensuite? Yes No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above Above Above Above Above Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total):	LOT 3, PLAN NWP3 Performance Power Type Kitchen Great Room Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom 3,100 sqft 0 sqft 0 sqft 0 sqft 3,100 sqft	Play Realty, Performance Power Pla Dimensions 13' x 15' 48' x 15' 24' x 10' 16' x 11' 14' x 17' 17' x 17' # Of Rooms: # Of Kitchens: # Of Levels:	Ay Realty Floor 6 1 2	Type Bathroom Floor Main Main	# of Pieces 4 3	Ensuite? Yes No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	LOT 3, PLAN NWP3 Performance Power Type Kitchen Great Room Bedroom Bedroom Bedroom Bedroom Bedroom	Play Realty, Performance Power Pla Dimensions 13' x 15' 48' x 15' 24' x 10' 16' x 11' 14' x 17' 17' x 17' # Of Rooms: # Of Rooms: # Of Levels: Suite: Crawl/Bsmt Height:	ay Realty Floor 6 1	Type Bathroom Floor Main Main	# of Pieces 4 3	Ensuite? Yes No	

A handymans dream! 5 acres with 2500 sqft, wired lofted shop. Plenty of room for all your projects. Renovations in progress. the upper floor is almost complete. The lower floor is in progress.

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