| R2874919<br>House with Acreage   | 6905 BRADNER ROAD ABBOTSFORD<br>Bradner, V4X 2C6   |  |   |  |  | Residential Detached<br>\$3,098,888 (LP)                           |  |
|--|--|--|---|--|--|--|--|
| Depth/Size (ft):   | 9.92AC   | Bedrooms:  | 5   | Approx. Year Bui   | lt: 197  | 0  |  |
| Frontage (ft):   | 331.36   | Bathrooms:   | 3   | Age:   | 54   |  |  |
| Lot Area: (Acres)  | 9.92   | Full Baths:  | 3   | Zoning:  | A-1  |  |  |
| Flood Plain:   | No   | Half Baths:  | 0   | Gross Taxes:   |  | 56.51  |  |
| Rear Yard Exp:   |  |  | -   | For Tax Year:  | 202  |  |  |
| View:  | Yes  |  |   | P.I.D.:  | -  | -005-335   |  |
|  |  |  |   |  |  |  |  |
| Style of Home:   | Split Entry  |  | Parking:  |  |  |  |  |
| Construction:  | Frame - Wood   |  | Covered Parking:  |  |  |  |  |
| Exterior:  | Other  |  | Parking Access:   |  |  |  |  |
| Foundation:  |  |  | Parking:  |  |  |  |  |
| Rain Screen:   |  |  | Locker:   |  |  |  |  |
| Renovations:   |  |  | Units in Dev:   |  |  |  |  |
| # of Fireplaces:   | 2 - Fuel: Natural Gas  |  | Distance to:  |  |  |  |  |
| Water Supply:  | City/Municipal   |  | Title to Land:  | Freehold NonStra   | ta   |  |  |
| Fuel/Heating:  | Forced Air   |  | Property Disc:  | Yes  |  |  |  |
| Outdoor Area:  | Sundeck(s)   |  | PAD Rental:   |  |  |  |  |
| Type of Roof:  | Other  |  | Fixtures Leased:  | No   |  |  |  |
| Floor Finish:  |  |  | Fixtures Rmvd:  | No   |  |  |  |
| View:  | Yes : MOUNTAINS  |  |   |  |  |  |  |
| View:<br>Mgmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):   | Electricity<br>LOT 4, PLAN NWP38<br>Barn,Garden,Storage  |  |   | STER LAND DISTRICT   |  |  |  |
| Mgmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:  | Electricity<br>LOT 4, PLAN NWP38<br>Barn,Garden,Storage<br>Golf Course Nearby,P<br>ClthWsh/Dryr/Frdg/St  | rivate Setting,Private Yard,Recreat<br>ve/DW   |   | STER LAND DISTRICT   | Dimer  | nsions   |  |
| Mgmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):  | Electricity<br>LOT 4, PLAN NWP38<br>Barn,Garden,Storage<br>Golf Course Nearby,P<br>ClthWsh/Dryr/Frdg/St<br>Planet Group Realty In  | rivate Setting,Private Yard,Recreat<br>ve/DW<br>nc.  | on Nearby,Shopping Nearby   |  | <b>Dimer</b><br>9' x 14  |  |  |
| Mgmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main   | Electricity<br>LOT 4, PLAN NWP38<br>Barn,Garden,Storage<br>Golf Course Nearby,P<br>ClthWsh/Dryr/Frdg/St<br>Planet Group Realty In  | rivate Setting,Private Yard,Recreat<br>ve/DW<br>nc.<br>Dimensions  | on Nearby,Shopping Nearby   | Туре   |  | '10  |  |
| Mgmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main   | Electricity<br>LOT 4, PLAN NWP38<br>Barn,Garden,Storage<br>Golf Course Nearby,P<br>ClthWsh/Dryr/Frdg/St<br>Planet Group Realty In<br><b>Type</b><br>Living Room<br>Kitchen   | rivate Setting,Private Yard,Recreat<br>ve/DW<br>nc.<br><b>Dimensions</b><br>14' x 18'5<br>9'2 x 18'5   | on Nearby,Shopping Nearby<br>Floor<br>Bsmt<br>Bsmt  | <b>Type</b><br>Kitchen<br>Dining Room  | 9' x 14<br>10'1 x  | '10<br>14'10   |  |
| Mgmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main   | Electricity<br>LOT 4, PLAN NWP38<br>Barn,Garden,Storage<br>Golf Course Nearby,P<br>ClthWsh/Dryr/Frdg/St<br>Planet Group Realty In<br><b>Type</b><br>Living Room<br>Kitchen<br>Primary Bedroom  | rivate Setting,Private Yard,Recreat<br>ve/DW<br>nc.<br>Dimensions<br>14' x 18'5<br>9'2 x 18'5<br>11' x 11'4  | on Nearby,Shopping Nearby<br>Floor<br>Bsmt<br>Bsmt<br>Bsmt                                  | <b>Type</b><br>Kitchen<br>Dining Room<br>Pantry                                  | 9' x 14<br>10'1 x<br>3'3 x 9   | '10<br>14'10<br>'6   |  |
| Mgmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main   | Electricity<br>LOT 4, PLAN NWP38<br>Barn,Garden,Storage<br>Golf Course Nearby,P<br>ClthWsh/Dryr/Frdg/St<br>Planet Group Realty In<br><b>Type</b><br>Living Room<br>Kitchen<br>Primary Bedroom<br>Bedroom   | rivate Setting,Private Yard,Recreat<br>ve/DW<br>nc.<br><b>Dimensions</b><br>14' x 18'5<br>9'2 x 18'5<br>11' x 11'4<br>10'7 x 12'2  | on Nearby,Shopping Nearby<br>Floor<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt                          | <b>Type</b><br>Kitchen<br>Dining Room<br>Pantry<br>Bedroom                       | 9' x 14<br>10'1 x<br>3'3 x 9<br>10'6 x   | '10<br>14'10<br>'6<br>11'  |  |
| Mgmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main   | Electricity<br>LOT 4, PLAN NWP38<br>Barn,Garden,Storage<br>Golf Course Nearby,P<br>ClthWsh/Dryr/Frdg/St<br>Planet Group Realty In<br><b>Type</b><br>Living Room<br>Kitchen<br>Primary Bedroom<br>Bedroom<br>Bedroom  | rivate Setting,Private Yard,Recreat<br>ve/DW<br>nc.<br>Dimensions<br>14' x 18'5<br>9'2 x 18'5<br>11' x 11'4<br>10'7 x 12'2<br>11' x 9'   | on Nearby,Shopping Nearby<br>Floor<br>Bsmt<br>Bsmt<br>Bsmt                                  | <b>Type</b><br>Kitchen<br>Dining Room<br>Pantry                                  | 9' x 14<br>10'1 x<br>3'3 x 9   | '10<br>14'10<br>'6<br>11'  |  |
| Mgmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main   | Electricity<br>LOT 4, PLAN NWP38<br>Barn,Garden,Storage<br>Golf Course Nearby,P<br>ClthWsh/Dryr/Frdg/St<br>Planet Group Realty In<br><b>Type</b><br>Living Room<br>Kitchen<br>Primary Bedroom<br>Bedroom   | rivate Setting,Private Yard,Recreat<br>ve/DW<br>nc.<br><b>Dimensions</b><br>14' x 18'5<br>9'2 x 18'5<br>11' x 11'4<br>10'7 x 12'2  | on Nearby,Shopping Nearby<br>Floor<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt                          | <b>Type</b><br>Kitchen<br>Dining Room<br>Pantry<br>Bedroom                       | 9' x 14<br>10'1 x<br>3'3 x 9<br>10'6 x   | '10<br>14'10<br>'6<br>11'  |  |
| Mgmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Bsmt   | Electricity<br>LOT 4, PLAN NWP38<br>Barn,Garden,Storage<br>Golf Course Nearby,P<br>ClthWsh/Dryr/Frdg/St<br>Planet Group Realty In<br><b>Type</b><br>Living Room<br>Kitchen<br>Primary Bedroom<br>Bedroom<br>Bedroom<br>Dining Room<br>Living Room  | rivate Setting,Private Yard,Recreat<br>ve/DW<br>nc.<br>Dimensions<br>14' x 18'5<br>9'2 x 18'5<br>11' x 11'4<br>10'7 x 12'2<br>11' x 9'<br>10'3 x 15'4<br>12'7 x 18'  | on Nearby,Shopping Nearby<br>Floor<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt          | <b>Type</b><br>Kitchen<br>Dining Room<br>Pantry<br>Bedroom<br>Bedroom            | 9' x 14<br>10'1 x<br>3'3 x 9<br>10'6 x<br>10'1 x                                 | '10<br>14'10<br>'6<br>11'<br>14'10                                 |  |
| Mgmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Basmt<br>Finished Floor (Main):  | Electricity<br>LOT 4, PLAN NWP38<br>Barn,Garden,Storage<br>Golf Course Nearby,P<br>ClthWsh/Dryr/Frdg/St<br>Planet Group Realty In<br><b>Type</b><br>Living Room<br>Kitchen<br>Primary Bedroom<br>Bedroom<br>Bedroom<br>Dining Room<br>Living Room  | rivate Setting,Private Yard,Recreat<br>ve/DW<br>nc.<br>Dimensions<br>14' x 18'5<br>9'2 x 18'5<br>11' x 11'4<br>10'7 x 12'2<br>11' x 9'<br>10'3 x 15'4<br>12'7 x 18'<br># Of Rooms:   | on Nearby,Shopping Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt                     | <b>Type</b><br>Kitchen<br>Dining Room<br>Pantry<br>Bedroom<br>Bedroom<br>Bedroom | 9' x 14<br>10'1 x<br>3'3 x 9<br>10'6 x<br>10'1 x<br><b># of Pieces</b>           | '10<br>14'10<br>'6<br>11'<br>14'10<br>Ensuite?                     |  |
| Mgmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Bsmt<br>Finished Floor (Main):<br>Finished Floor (Above):  | Electricity<br>LOT 4, PLAN NWP38<br>Barn,Garden,Storage<br>Golf Course Nearby,P<br>ClthWsh/Dryr/Frdg/St<br>Planet Group Realty In<br><b>Type</b><br>Living Room<br>Kitchen<br>Primary Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Dining Room<br>Living Room   | rivate Setting,Private Yard,Recreat<br>ve/DW<br>nc.<br>Dimensions<br>14' x 18'5<br>9'2 x 18'5<br>11' x 11'4<br>10'7 x 12'2<br>11' x 9'<br>10'3 x 15'4<br>12'7 x 18'<br># Of Rooms:<br># Of Kitchens:   | on Nearby,Shopping Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt                     | Type<br>Kitchen<br>Dining Room<br>Pantry<br>Bedroom<br>Bedroom<br>Bedroom        | 9' x 14<br>10'1 x<br>3'3 x 9<br>10'6 x<br>10'1 x<br><b># of Pieces</b><br>3      | '10<br>14'10<br>'6<br>11'<br>14'10<br><b>Ensuite?</b><br>No        |  |
| Mgmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Bin<br>Main<br>Semt<br>Finished Floor (Main):<br>Finished Floor (Above):<br>Finished Floor (Below):  | Electricity<br>LOT 4, PLAN NWP38<br>Barn,Garden,Storage<br>Golf Course Nearby,P<br>ClthWsh/Dryr/Frdg/St<br>Planet Group Realty In<br>Type<br>Living Room<br>Kitchen<br>Primary Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Dining Room<br>Living Room<br>1,254 sqft<br>0 sqft<br>1,254 sqft  | rivate Setting,Private Yard,Recreat<br>ve/DW<br>nc.<br>Dimensions<br>14' x 18'5<br>9'2 x 18'5<br>11' x 11'4<br>10'7 x 12'2<br>11' x 9'<br>10'3 x 15'4<br>12'7 x 18'<br># Of Rooms:<br># Of Kitchens:<br># Of Levels:                                 | on Nearby,Shopping Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 12 2 2 2                      | Type<br>Kitchen<br>Dining Room<br>Pantry<br>Bedroom<br>Bedroom<br>Bedroom        | 9' x 14<br>10'1 x<br>3'3 x 9<br>10'6 x<br>10'1 x<br><b># of Pieces</b><br>3<br>4 | '10<br>14'10<br>'6<br>11'<br>14'10<br><b>Ensuite?</b><br>No<br>Yes |  |
| Mgmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Semt<br>Finished Floor (Main):<br>Finished Floor (Below):<br>Finished Floor (Bsmt):  | Electricity<br>LOT 4, PLAN NWP38<br>Barn,Garden,Storage<br>Golf Course Nearby,P<br>ClthWsh/Dryr/Frdg/St<br>Planet Group Realty In<br>Type<br>Living Room<br>Kitchen<br>Primary Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Dining Room<br>Living Room<br>Living Room   | rivate Setting,Private Yard,Recreat<br>ve/DW<br>nc.<br>Dimensions<br>14' x 18'5<br>9'2 x 18'5<br>11' x 11'4<br>10'7 x 12'2<br>11' x 9'<br>10'3 x 15'4<br>12'7 x 18'<br># Of Rooms:<br># Of Kitchens:   | on Nearby,Shopping Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt                     | Type<br>Kitchen<br>Dining Room<br>Pantry<br>Bedroom<br>Bedroom<br>Bedroom        | 9' x 14<br>10'1 x<br>3'3 x 9<br>10'6 x<br>10'1 x<br><b># of Pieces</b><br>3      | '10<br>14'10<br>'6<br>11'<br>14'10<br><b>Ensuite?</b><br>No        |  |
| Mgmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Basmt<br>Finished Floor (Main):<br>Finished Floor (Above):<br>Finished Floor (Below):<br>Finished Floor (Bsmt):<br>Finished Floor (Total):                     | Electricity<br>LOT 4, PLAN NWP38<br>Barn,Garden,Storage<br>Golf Course Nearby,P<br>ClthWsh/Dryr/Frdg/St<br>Planet Group Realty In<br>Type<br>Living Room<br>Kitchen<br>Primary Bedroom<br>Bedroom<br>Bedroom<br>Dining Room<br>Living Room<br>Living Room<br>1,254 sqft<br>0 sqft<br>1,254 sqft<br>0 sqft<br>2,508 sqft                  | rivate Setting,Private Yard,Recreat<br>ve/DW<br>nc.<br>Dimensions<br>14' x 18'5<br>9'2 x 18'5<br>11' x 11'4<br>10'7 x 12'2<br>11' x 9'<br>10'3 x 15'4<br>12'7 x 18'<br># Of Rooms:<br># Of Kitchens:<br># Of Levels:                                 | on Nearby,Shopping Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 2 2 2 Other,Unauthorized | Type<br>Kitchen<br>Dining Room<br>Pantry<br>Bedroom<br>Bedroom<br>Bedroom        | 9' x 14<br>10'1 x<br>3'3 x 9<br>10'6 x<br>10'1 x<br><b># of Pieces</b><br>3<br>4 | '10<br>14'10<br>'6<br>11'<br>14'10<br><b>Ensuite?</b><br>No<br>Yes |  |
| Mgmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Bsmt<br>Finished Floor (Main):<br>Finished Floor (Above):<br>Finished Floor (Below):<br>Finished Floor (Bsmt):<br>Finished Floor (Total):<br>Unfinished Floor: | Electricity<br>LOT 4, PLAN NWP38<br>Barn,Garden,Storage<br>Golf Course Nearby,P<br>ClthWsh/Dryr/Frdg/St<br>Planet Group Realty In<br><b>Type</b><br>Living Room<br>Kitchen<br>Primary Bedroom<br>Bedroom<br>Bedroom<br>Dining Room<br>Living Room<br>Living Room<br>1,254 sqft<br>0 sqft<br>1,254 sqft<br>0 sqft<br>2,508 sqft<br>0 sqft | rivate Setting,Private Yard,Recreat<br>ve/DW<br>nc.<br>Dimensions<br>14' x 18'5<br>9'2 x 18'5<br>11' x 11'4<br>10'7 x 12'2<br>11' x 9'<br>10'3 x 15'4<br>12'7 x 18'<br># Of Rooms:<br># Of Kitchens:<br># Of Levels:<br>Suite:                       | on Nearby,Shopping Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 2 2 2 Other,Unauthorized | Type<br>Kitchen<br>Dining Room<br>Pantry<br>Bedroom<br>Bedroom<br>Bedroom        | 9' x 14<br>10'1 x<br>3'3 x 9<br>10'6 x<br>10'1 x<br><b># of Pieces</b><br>3<br>4 | '10<br>14'10<br>'6<br>11'<br>14'10<br><b>Ensuite?</b><br>No<br>Yes |  |
| Mgmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Bamt<br>Finished Floor (Main):<br>Finished Floor (Above):<br>Finished Floor (Below):<br>Finished Floor (Bsmt):<br>Finished Floor (Total):                      | Electricity<br>LOT 4, PLAN NWP38<br>Barn,Garden,Storage<br>Golf Course Nearby,P<br>ClthWsh/Dryr/Frdg/St<br>Planet Group Realty In<br>Type<br>Living Room<br>Kitchen<br>Primary Bedroom<br>Bedroom<br>Bedroom<br>Dining Room<br>Living Room<br>Living Room<br>1,254 sqft<br>0 sqft<br>1,254 sqft<br>0 sqft<br>2,508 sqft                  | rivate Setting,Private Yard,Recreat<br>ve/DW<br>nc.<br>Dimensions<br>14' x 18'5<br>9'2 x 18'5<br>11' x 11'4<br>10'7 x 12'2<br>11' x 9'<br>10'3 x 15'4<br>12'7 x 18'<br># Of Rooms:<br># Of Kitchens:<br># Of Levels:<br>Suite:<br>Crawl/Bsmt Height: | on Nearby,Shopping Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 2 2 2 Other,Unauthorized | Type<br>Kitchen<br>Dining Room<br>Pantry<br>Bedroom<br>Bedroom<br>Bedroom        | 9' x 14<br>10'1 x<br>3'3 x 9<br>10'6 x<br>10'1 x<br><b># of Pieces</b><br>3<br>4 | '10<br>14'10<br>'6<br>11'<br>14'10<br><b>Ensuite?</b><br>No<br>Yes |  |

9.92 ACRES Blueberry Farm on North Side of Hwy 1 on Bradner Rd, WITH GREAT VIEWS OF MOUNTAINS!! This farm has a large clean home with 3 bedrooms and 2 bath up and 2 bedroom suite, complete with a summer kitchen, detached office to use as a cottage for guests, and a pad for a mobile home or RV ready to go with its own septic and power hook up. The farm has a large pond for irrigation. The land is all flat with approx 7 acres of blueberries (DUKE AND BLUECROP). Nice storage shed for your toys 17x29, 7'6x18 and 7'6x10'5.

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