

Presented by:
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Abbotsford, Poplar Residential Detached
1990 TOWNLINE RD, V2T 6E3 MLS# F1127343
Active



List Price: \$1,225,000

Complex/Subdiv: Nearby international airport

Frontage: 360.00 ft	Bedrooms: 4	PID: 025-516-574
Depth/Size: 345	Bathrooms: 2	Type: House with Acreage
Lot Area SqFt: 0.00	Full Baths: 1	Approx Yr Blt: 9999
Rear Yard Exp:	Half Baths: 1	Age at List Date: 999
Meas Type: Feet	If New GST/HST Incl: No	Taxes: \$1,885 (2009)
Flood Plain: No	Zoning: A-1	
View: N		

Serv. Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey	Total Parking: 3	Covered Parking:
Construction: Brick	Parking Access:	
Foundation: Concrete Block	Parking Facilities: Open	
Exterior: Mixed		
Rainscreen:	R/I Plumbing: No	Dist to Public Trans: 2
Type of Roof: Metal		Dist to School Bus: 3
Renovations: Partly	Reno Year: 9999	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Baseboard		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - Owner has never occupied
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL BCP1785 LT 1 LD 36 SEC 18 TWP 16 PART SW 1/4.

Amenities: None

Site Influences: Central Location

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10' X 10'			X			X
Main F.	Kitchen	8' X 8'			X			X
Main F.	Bedroom	10' X 7'			X			X
Main F.	Nook	12' X 9'			X			X
Main F.	Bedroom	10' X 10'			X			X
Above	Bedroom	8' X 8'			X			X
Above	Bedroom	9' X 9'			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,000	Total # Rooms: 7	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 2 Piece; Ensuite: N; Level: Above
Finished Floor Down: 800	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 1,800	Basement Area: Crawl	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,800		8

Listing Broker(s): HomeLife Glenayre Rlty.Co.Ltd.

LOCATION & FUTURE POTENTIAL. Major airport expansion underway. Almost 3 acres, SE corner of Marshall & Towlne Rd, approx 350 foot frontage along both roads, high exposure site. Across the street is all industrial zoned land. Excellentholding property, great location very close proximity to Abbotsford International Airport & Hwy 1 access. Current A1 zone allows for multiple uses, possibility to rezone in the future?? Part of the land designated as Industrial Reserve in the Abbotsford Community Plan. Check with City of Abbotsford. Just compare the properties along Queen St to this offering, this is better located with similar future. First time to be offered for sale! Call us today!