



## **EXCLUSIVE SUBJECT PROPERTY**

**Address:** 819 Clearbrook Road, Abbotsford, BC CANADA

**Area:** 1.88 Acres

### **AREA DESCRIPTION:**

Location, Future Potential & hard to find, this property has a highest and best use need. The site is in close proximity of the Abbotsford International Airport. Huntingdon is a main through way with a significant amount of traffic.

Property is graveled, fenced and well taken care of. Multiple current uses and endless future potential.

### **ZONING:**

A-1  
Exclusion out of ALR may be a possibility; however, the property is priced as is where is.

### **FUTURE POTENTIAL USE:**

1. Farmer's retail centre
2. Garden/grocery centre (Lepp's Farm Market – Old Clayburn/Abb-Miss Hwy)
3. Machinery Sales
4. Gas station tim hortons combination
5. Card lock truck stop

### **OTHER INFO:**

Traffic count = 12,000+ cars in 24 hour period  
Water is half a block east & sewer is at the corner of King Rd/Clearbrook Rd.

### **OWNER LEASE BACK:**

The owner may be willing to lease back the yard for \$1,500/month on a month to month basis for up to a year. Home is rented for \$1,000/month.

### **AERIALS VIEWS/COMPARABLES:**

Attached

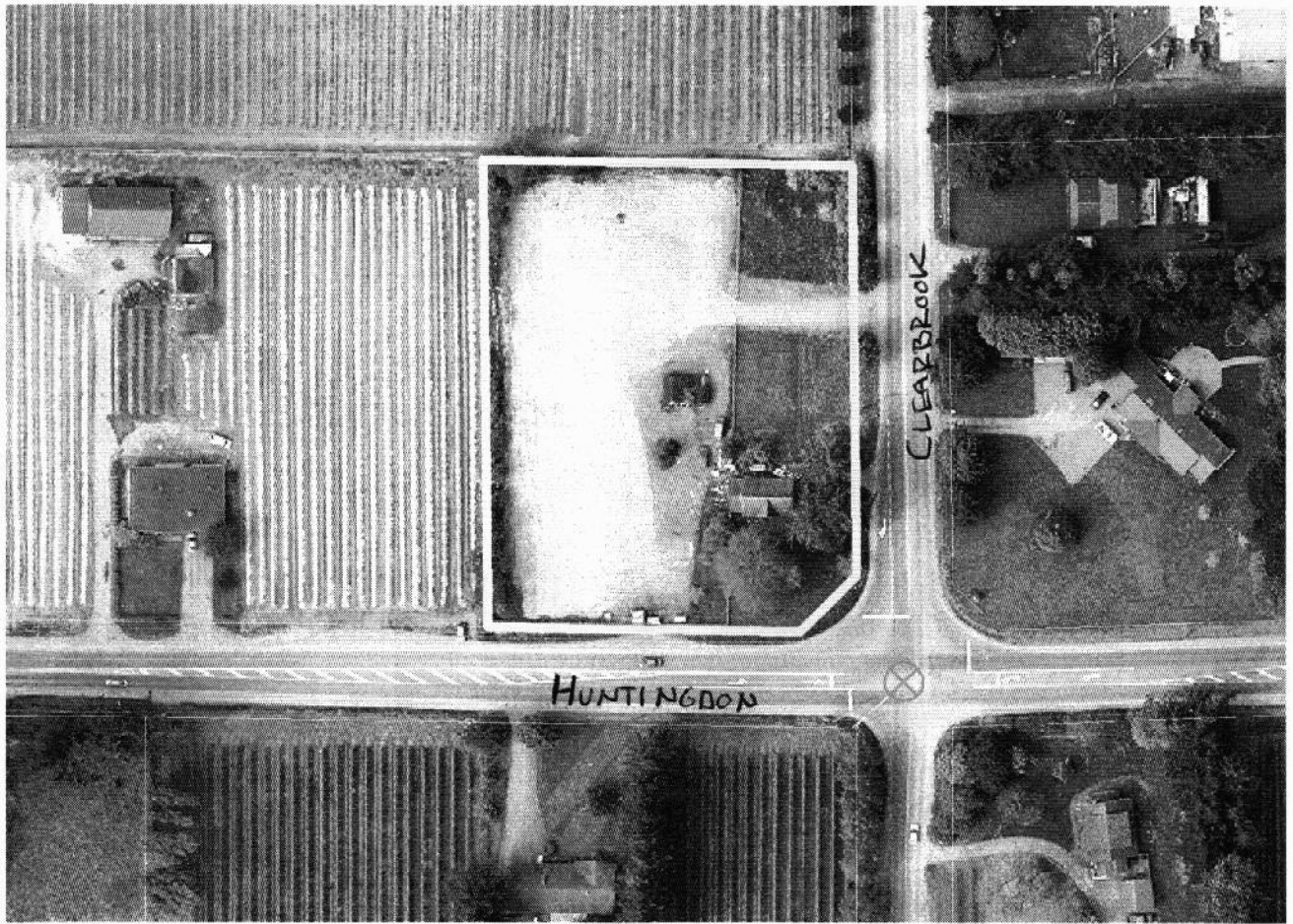
### **FURTHUR INFO:**

City of Abbotsford – 604 853 2281  
Senior Planner Melissa Pryce

### **PRICE:**

**\$1.150M**

**Joe Varing**  
**604-832-2626**  
**Homelife Glenayre Realty**  
gurjotvaring@shaw.ca  
Fax: 604 853-3791

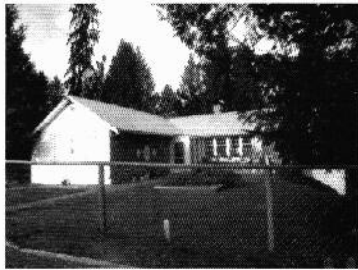






Presented by:  
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 Homelife Glenayre Realty  
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 Email: GurjotVaring@shaw.ca

Abbotsford, Bradner **MLS# F2832570** Residential Detached  
**5900 BAYNES ST, V4X 1J9** **Sold**



List Price: **\$619,000** Sold Price: **\$619,000** Days on Market: **91**  
 Sold Date: **22-Feb-09**  
 Complex/Subdiv:  
 Frontage: **88.58 ft** Bedrooms: **2** PID: **025-513-699**  
 Depth/Size: Bathrooms: **2** Type: **House with Acreage**  
 Lot Area SqFt: **246549.00** Full Baths: **2** Approx Yr Bilt: **1961**  
 Rear Yard Exp: Half Baths: **0** Age at List Date: **47**  
 Meas Type: **Feet** If New GST Incl: Taxes: **\$4,054 (2008)**  
 Flood Plain: **No** Zoning: **A1**  
 View: **Y - GOLDEN EARS MOUNTAINS**  
 Serv. Connected: **Electricity, Septic, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.** Total Parking: **2** Covered Parking: **2**  
 Construction: **Concrete Block, Frame - Wood** Parking Access: **Front**  
 Foundation: **Concrete Block** Parking Facilities: **Garage; Double**  
 Exterior: **Stucco, Vinyl, Wood** R/I Plumbing: Dist to Public Trans: Dist to School Bus:  
 Rainscreen: Type of Roof: **Metal** Possession:  
 Type of Roof: **Partly** Reno Year: Title to Land: **Freehold NonStrata**  
 Renovations: Flooring: Seller's Interest: **Registered Owner**  
 Water Supply: **City/Municipal** Mortgage Info: **\$0**  
 Heat/Fuel: **Baseboard, Electric, Forced Air** Property Disclosure: **Y**  
 No. of Fireplaces: **3** R/I Fireplaces: Out Buildings:  
 Fireplace Fuel: **Wood**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Pad Rental:  
 Fixtures Leas: **N**  
 Fixt Removed:

Legal: **PL BCP1885 LT 1 LD 36 SEC 8 TWP 14**  
 Amenities:  
 Site Influences: **Cul-de-Sac, Gated Complex, Private Setting, Private Yard, Rural Setting**  
 Features Incl: **Free Standing F/P or Woodstove, Storage Shed, Windows - Thermo, Garage Door Opener, Dishwasher, Jetted Bathtub, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'11 X 17'			X			X
Main F.	Kitchen	15'7 X 8'6			X			X
Main F.	Dining	15'11 X 10'6			X			X
Main F.	Den	11'4 X 9'5			X			X
Main F.	Conservatory	18'6 X 8'			X			X
Main F.	Master Bedroom	11'2 X 11'9			X			X
Main F.	Bedroom	11' X 10'4			X			X
					X			X
					X			X
					X			X
<b>Floor Area (SqFt):</b>			<b>Total # Rooms: 7</b>			<b>Bathrooms:</b>		
Main Floor Area SqFt:	<b>1,480</b>	# Kitchens:	<b>1</b>	1 <b>3 Piece; Ensuite: N; Level: Main F.</b>				
Finished Floor Up SqFt:	<b>0</b>	Finished Levels:	<b>2</b>	2 <b>3 Piece; Ensuite: N; Level: Bsmt</b>				
Finished Floor Down:	<b>0</b>	Crawl/Bsmt Height:		3				
Finished Floor Bsmt SqFt:	<b>680</b>	Basement Area:	<b>Part</b>	4				
Total Finished Floor SqFt:	<b>2,160</b>	Suite:		5				
Unfinished Floor:	<b>0</b>			6				
Grand Total Floor Area:	<b>2,160</b>			7				
				8				

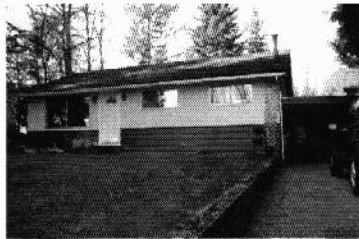
Listing Broker(s) **Country Squire Realty Ltd.**

**"TUCKED AWAY" 5.6 ACRES - \$619,000 MOUNTAIN VIEW. Long winding drive along ravine edge to this well kept, bright sunny 1 owner, 2 bedroom and den rancher with walk out basement. Conservatory, 2 cold rooms, 3 wood burning fireplaces, 2 bathrooms, 2 car garage plus heated gambrel roof workshop with living space above. 20x30 greenhouse. Raised bed garden area, orchard. Fenced around house for children or pets. Room for shop and small barn. Approximately 4 acres in ravine. Cul-de-sac location, minutes to Hwy access. City water. Excellent value! All measurements are approximate and should be verified by Buyer.**

RED Full Public (2006036 v1.0.0) The enclosed information while deemed to be correct, is not guaranteed.

Presented by:  
**Joe Varing**  
 Homelife Glenayre Realty  
 Phone: (604) 832-2626 Cell: (604) 832-2626  
 Email: [GurjotVaring@shaw.ca](mailto:GurjotVaring@shaw.ca)

Abbotsford, Aberdeen **MLS# F2906920** Residential Detached  
**29911 MACLURE RD, V4X 1G5** **Active**



List Price: **\$514,900**

Complex/Subdiv:

Frontage: <b>200.00 ft</b>	Bedrooms: <b>3</b>	PID: <b>000-522-856</b>
Depth/Size: <b>228</b>	Bathrooms: <b>1</b>	Type: <b>House with Acreage</b>
Lot Area SqFt: <b>45000.00</b>	Full Baths: <b>1</b>	Approx Yr Blt: <b>9999</b>
Rear Yard Exp:	Half Baths: <b>0</b>	Age at List Date: <b>999</b>
Meas Type: <b>Feet</b>	If New GST Incl:	Taxes: <b>\$3,866 (2008)</b>
Flood Plain: <b>No</b>	Zoning: <b>A1</b>	
View: <b>N</b>		
Serv. Connected: <b>Electricity, Natural Gas, Septic, Water</b>		

Style of Home: <b>Rancher/Bungalow w/Bsmt.</b>	Total Parking: <b>6</b>	Covered Parking: <b>1</b>
Construction: <b>Frame - Wood</b>	Parking Access: <b>Front</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Add. Parking Avail., Carport; Single, RV Parking Avail.</b>	
Exterior: <b>Stucco, Wood</b>		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: <b>Asphalt</b>		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: <b>Hardwood, Laminate, Mixed</b>		Title to Land: <b>Freehold NonStrata</b>
Water Supply: <b>City/Municipal</b>		Seller's Interest: <b>Registered Owner</b>
Heat/Fuel: <b>Forced Air, Natural Gas</b>		Mortgage Info: <b>\$0</b>
No. of Fireplaces: <b>1</b>	R/I Fireplaces:	Property Disclosure: <b>Y</b>
Fireplace Fuel: <b>Gas - Natural</b>		Out Buildings:
Outdoor Area: <b>Patio(s)</b>		
Pad Rental:		
Fixtures Leas: <b>N</b>		
Fixt Removed: <b>N</b>		

Legal: **PL 19389 LT 3 LD 36 SEC 26 TWP 13 PART SE 1/4 OF SW 1/4.**

Amenities: **None**

Site Influences: **Private Setting, Private Yard, Rural Setting, Treed**

Features Incl: **Drapes/Window Coverings, Fireplace Insert, Jetted Bathtub, Microwave, Refrigerator, Security System, Smoke Alarm, Storage Shed, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 13'			X			X
Main F.	Kitchen	11'3 X 12'			X			X
Main F.	Dining	8'7 X 12'			X			X
Main F.	Family Room	11'7 X 16'			X			X
Main F.	Master Bedroom	11' X 11'			X			X
Main F.	Bedroom	8' X 10'			X			X
Bsmt	Laundry	11'6 X 10'			X			X
Bsmt	Bedroom	11'4 X 16'			X			X
Bsmt	Storage	8' X 6'10			X			X
		X			X			

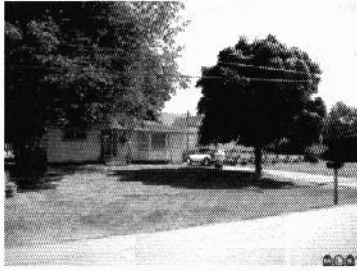
<b>Floor Area (SqFt):</b>			<b>Bathrooms:</b>	
Main Floor Area SqFt:	<b>1,187</b>	Total # Rooms:	<b>9</b>	<b>1 4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Up SqFt:	<b>0</b>	# Kitchens:	<b>1</b>	<b>2</b>
Finished Floor Down:	<b>0</b>	Finished Levels:	<b>2</b>	<b>3</b>
Finished Floor Bsmt SqFt:	<b>181</b>	Crawl/Bsmt Height:		<b>4</b>
Total Finished Floor SqFt:	<b>1,368</b>	Basement Area:	<b>Part, Partly Finished</b>	<b>5</b>
		Suite:	<b>None</b>	<b>6</b>
Unfinished Floor:	<b>0</b>			<b>7</b>
Grand Total Floor Area:	<b>1,368</b>			<b>8</b>

Listing Broker(s) **Lighthouse Realty Ltd.**

**SUPER Private 1 acre lot in very desirable location. Luscious greenbelt on two sides and treed lot across. Country setting only minutes from town, on quiet no-through street. Comfortable 3 bedroom rancher. The living area is open and spacious with wood and tile flooring. Fresh paint inside and out, plus new carpet in bedroom. The bath has a jetted tub and there is an alarm system installed. Kids will LOVE it! Room to run with a jungle gym, and a special spot for the pool or trampoline and fire pit for entertaining. Shed and tool storage buildings. A gardener/landscaper's dream yard, partially fenced and ready for your creative imagination. Build your dream home or enjoy what this cozy rancher has to offer.**

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**Joe Varing**  
 Homelife Glenayre Realty  
 Phone: (604) 832-2626 Cell: (604) 832-2626  
 Email: GurjotVaring@shaw.ca

Abbotsford, Poplar **MLS# F2923464** Residential Detached  
**972 COLUMBIA ST, V2T 5X8** **Active**



List Price: **\$515,900**

Complex/Subdiv:

Frontage: **70.00 ft** Bedrooms: **5** PID: **011-307-293**  
 Depth/Size: **628** Bathrooms: **1** Type: **House with Acreage**  
 Lot Area SqFt: **43960.00** Full Baths: **1** Approx Yr Blt: **1968**  
 Rear Yard Exp: Half Baths: **0** Age at List Date: **41**  
 Meas Type: **Feet** If New GST Incl: Taxes: **\$4,405 (2008)**  
 Flood Plain: **No** Zoning: **RR4**  
 View: **Y - Field at back**  
 Serv. Connected: **Septic, Natural Gas, Electricity**

Style of Home: **Rancher/Bungalow w/Bsmt.** Total Parking: **3** Covered Parking: **0**  
 Construction: **Frame - Wood** Parking Access: **Front**  
 Foundation: **Concrete Block** Parking Facilities: **Open**  
 Exterior: **Vinyl**  
 Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:  
 Type of Roof: **Asphalt** Possession:  
 Renovations: Reno Year: Title to Land: **Freehold NonStrata**  
 Flooring: **Vinyl/Linoleum, Hardwood** Seller's Interest: **Registered Owner**  
 Water Supply: **City/Municipal** Mortgage Info: **\$0**  
 Heat/Fuel: **Electric, Forced Air, Natural Gas**  
 No. of Fireplaces: **1** R/I Fireplaces: Property Disclosure: **Y**  
 Fireplace Fuel: **Gas - Natural** Out Buildings:  
 Outdoor Area: **Sundeck(s)**  
 Pad Rental:  
 Fixtures Leas: **N**  
 Fixt Removed: **Y - Wagon Wheels**

Legal: **PL 8295 LT 2 LD 36 SEC 8 TWP 16 PART SE 1/4.**  
 Amenities: **Barn, Garden**  
 Site Influences: **Rural Setting**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Storage Shed, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 19'5"			X			X
Main F.	Kitchen	10'9" X 11'6"			X			X
Main F.	Nook	12'9" X 13'6"			X			X
Main F.	Master Bedroom	13'1" X 12'1"			X			X
Main F.	Bedroom	12'5" X 10'5"			X			X
Bsmt	Bedroom	11'8" X 13'10"			X			X
Bsmt	Bedroom	12'1" X 10'3"			X			X
Bsmt	Bedroom	13'1" X 12'1"			X			X
Bsmt	Other	25'9" X 13'6"			X			X
		X			X			

**Floor Area (SqFt):**  
 Main Floor Area SqFt: **1,160** Total # Rooms: **9** **Bathrooms:**  
 Finished Floor Up SqFt: **0** # Kitchens: **1** **1 4 Piece; Ensuite: N; Level: Main F.**  
 Finished Floor Down: **0** Finished Levels: **2** **2**  
 Finished Floor Bsmt SqFt: **1,104** Crawl/Bsmt Height: **4** **3**  
 Total Finished Floor SqFt: **2,264** Basement Area: **Partly Finished** **5**  
 Unfinished Floor: **0** Suite: **None** **6**  
 Grand Total Floor Area: **2,264** **7** **8**

Listing Broker(s) **Landmark Realty Corp.**

**This is it! Your opportunity to own your own gorgeous acre with a quaint, cozy rancher starts here. Updates galore, including thermo windows, vinyl siding, and asphalt roof. Warm, contemporary colors accent the pride of ownership this house exemplifies. Hardwood throughout with a large open kitchen leads out to a spacious, private wooden sundeck. Great schools close by. Included is a small barn which currently accommodates a horse. Bring your ideas for a shop, or truck parking? Enjoy the country life while being minutes to town!**

RED Full Public (2009026 v 1.0.0)

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 Email: GurjotVaring@shaw.ca

Abbotsford, Bradner **MLS# F2923331** Residential Detached  
**3535 ROSS RD, V4X 1M6** **Active**

No Photo Available

List Price: **\$669,000**

Complex/Subdiv:

Frontage: **116.00 ft** Bedrooms: **3** PID: **004-629-850**  
 Depth/Size: **X 467** Bathrooms: **3** Type: **House with Acreage**  
 Lot Area SqFt: **0.00** Full Baths: **3** Approx Yr Bilt: **9999**  
 Rear Yard Exp: **N** Half Baths: **0** Age at List Date: **999**  
 Meas Type: **Feet** If New GST Incl: Taxes: **\$4,670 (2009)**  
 Flood Plain: Zoning: **ALR**  
 View:  
 Serv. Connected: **Electricity, Natural Gas, Water**

Style of Home: **Rancher/Bungalow w/ Bsmt.** Total Parking: Covered Parking: **2**  
 Construction: **Frame - Wood** Parking Access:  
 Foundation: **Concrete Perimeter** Parking Facilities: **Grge/Double Tandem**  
 Exterior: **Mixed** R/I Plumbing: Dist to Public Trans: Dist to School Bus:  
 Rainscreen: Type of Roof: **Asphalt** Possession:  
 Renovations: Reno Year: Title to Land: **Freehold NonStrata**  
 Flooring: Seller's Interest: **Registered Owner**  
 Water Supply: **City/Municipal** Mortgage Info: **\$0**  
 Heat/Fuel: **Forced Air** Property Disclosure: **N - RENTAL PROPERTY**  
 No. of Fireplaces: **2** R/I Fireplaces: Out Buildings:  
 Fireplace Fuel: **Gas - Natural, Wood**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Pad Rental:  
 Fixtures Leas: **N**  
 Fixt Removed: **N**

Legal: **PL 9813 LD 36 SEC 27 TWP 13 LOT N1/2 1, PART SE 1/4, EXCEPT PLAN 23333.**  
 Amenities: **Workshop Detached**  
 Site Influences:  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'4 X 13'6			X			X
Main F.	Kitchen	14' X 9'			X			X
Main F.	Master Bedroom	17'8 X 14'4			X			X
Main F.	Bedroom	11' X 9'			X			X
Main F.	Family Room	21' X 9'8			X			X
Bsmt	Recreation Room	20' X 8'9			X			X
Bsmt	Den	9'6 X 9'4			X			X
Bsmt	Bedroom	12'9 X 8'7			X			X
Bsmt	Laundry	14'4 X 8'8			X			X

**Floor Area (SqFt):**  
 Main Floor Area SqFt: **1,680** Total # Rooms: **9** **Bathrooms:**  
 Finished Floor Up SqFt: **0** # Kitchens: **1** **1 3 Piece; Ensuite: Y; Level: Main F.**  
 Finished Floor Down: **0** Finished Levels: **2** **2 3 Piece; Ensuite: N; Level: Main F.**  
 Finished Floor Bsmt SqFt: **971** Crawl/Bsmt Height: **4** **3 4 Piece; Ensuite: N; Level: Bsmt**  
 Total Finished Floor SqFt: **2,651** Basement Area: **Part** **5**  
 Unfinished Floor: **0** Suite: **None** **6**  
 Grand Total Floor Area: **2,651** **7**  
**8**

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

**2.26 ACRES, Totally fenced and gated, large workshop with power and water, greenhouse and parklike yard, truckers special. Close to City and easy access to freeway.**

RED Full Public i2009026 v1.0.0.

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