

FOR SALE



2379 Chardonnay Lane

604-817-7338

info@donmunrorealestate.com

www.donmunrorealestate.com



Don Munro Personal
Real Estate Corporation





Measured in Meters



Measured in Feet

Legal: Lot 3 Section 15 Township 13 New
Westminster District Plan BCP36423

PID: 027-534-901

Taxes: \$8,160.29 (2022)

Lot Size: 21,301 Sq. Ft.

Home Size: +/-8,274 Sq. Ft.

Zoning: RS3-A (Urban Residential)

PRICE: \$3,549,000.00



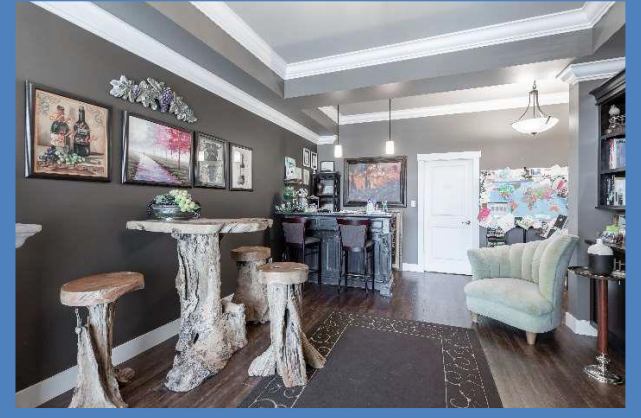
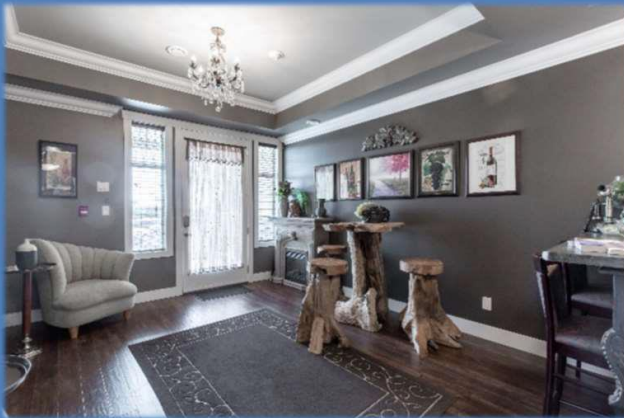
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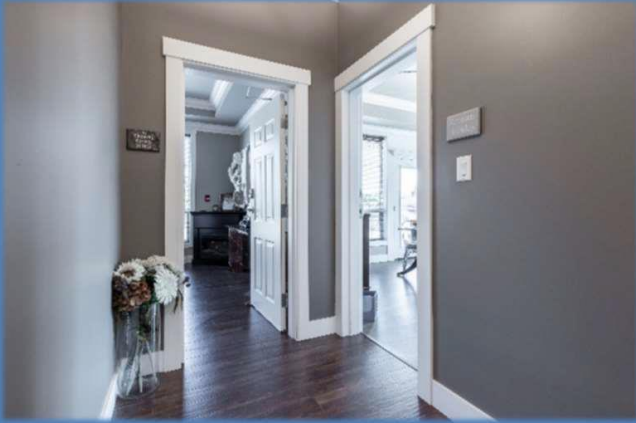
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Roman Holiday (First Floor)



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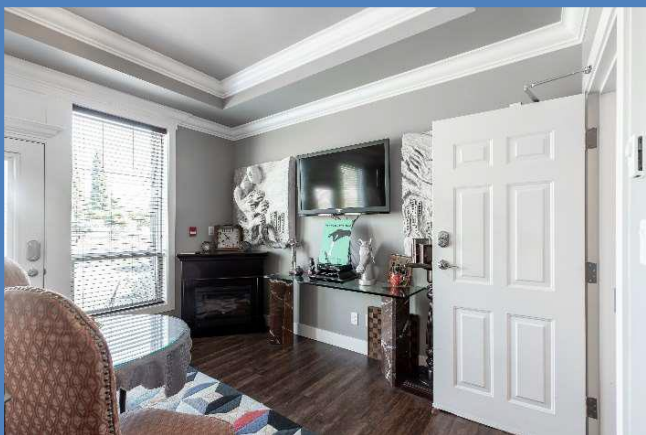
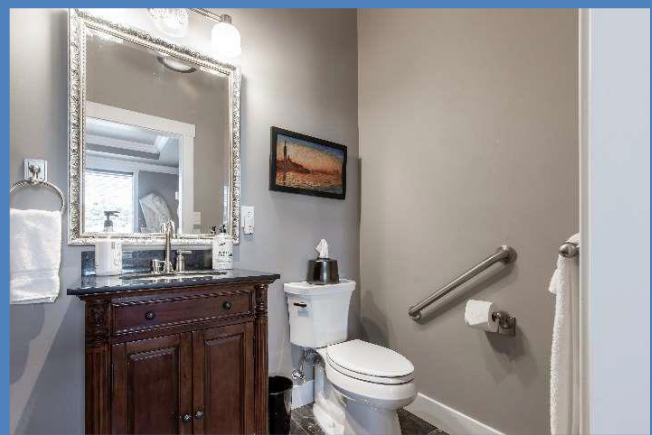
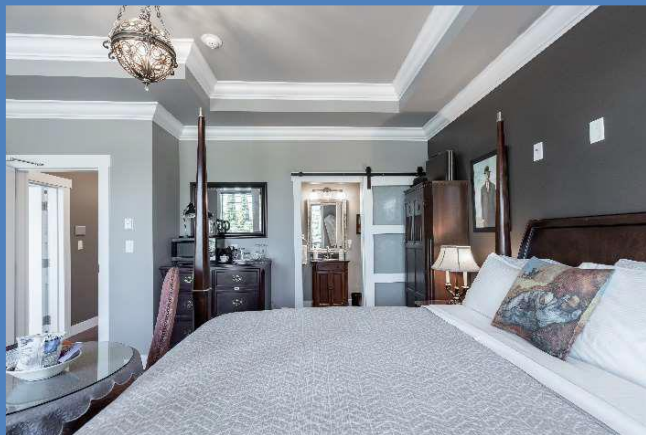
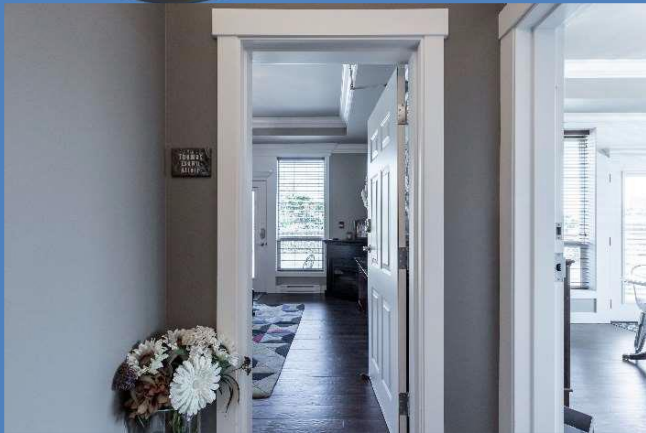
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The Thomas Crown Affair (First Floor)



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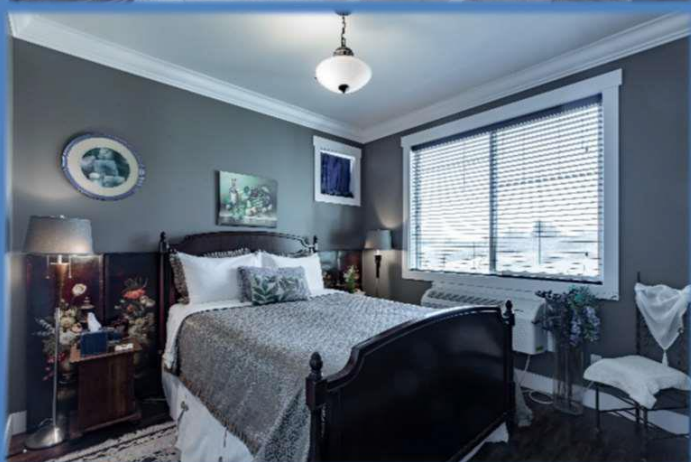
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A Good Year in the Vineyard (2nd Floor)



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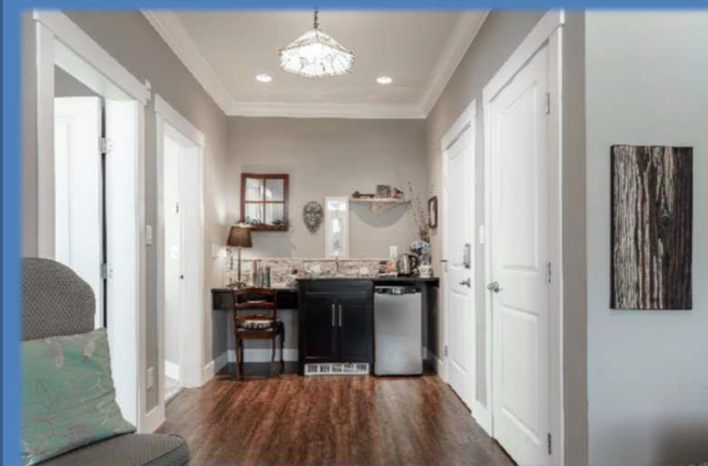
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Secret Garden (2nd Floor)



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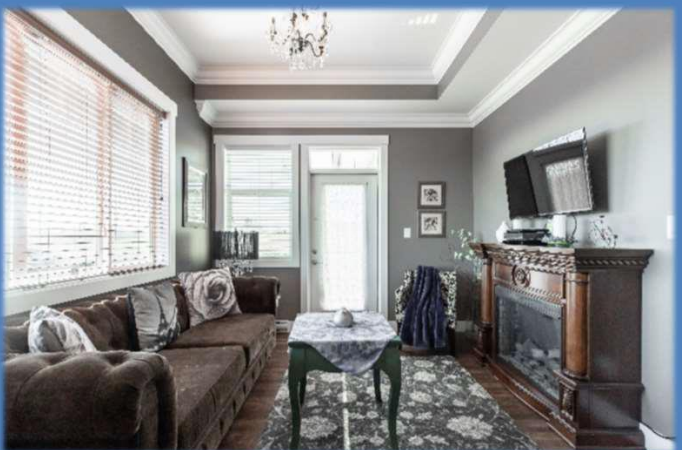
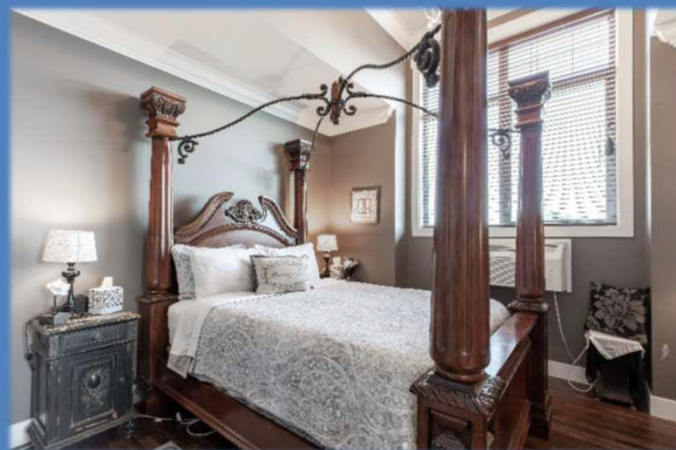
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Midnight in Paris (3rd Floor)



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Under the Tuscan Sun (3rdFloor)



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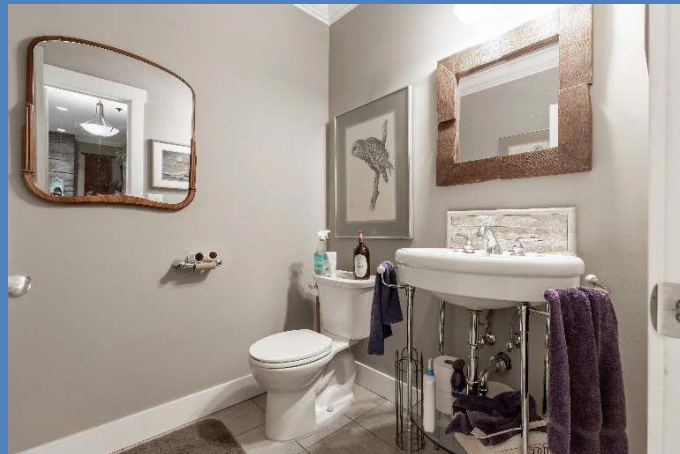


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Residence (1st Floor)



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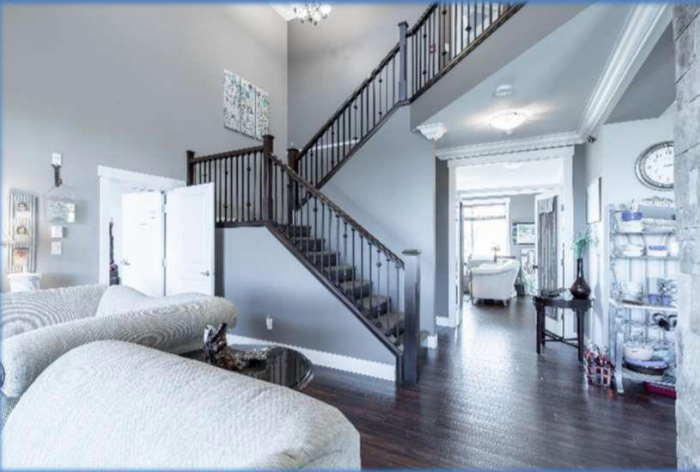
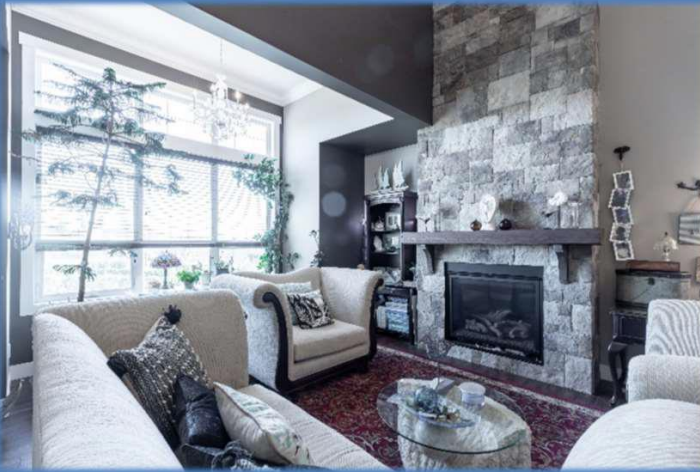


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Residence (2nd Floor)



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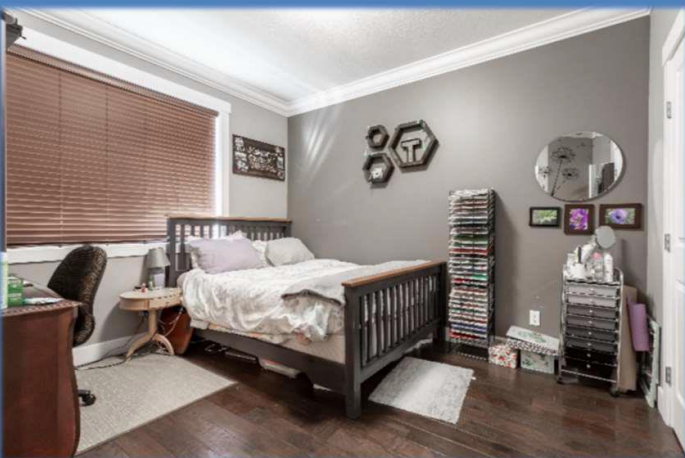
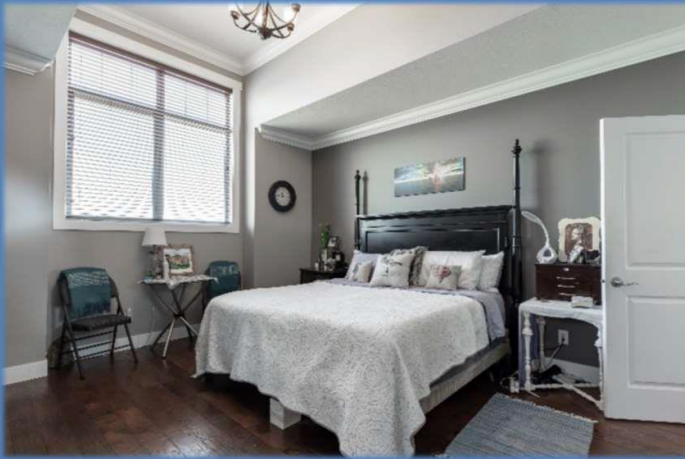


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Residence (3rd Floor)



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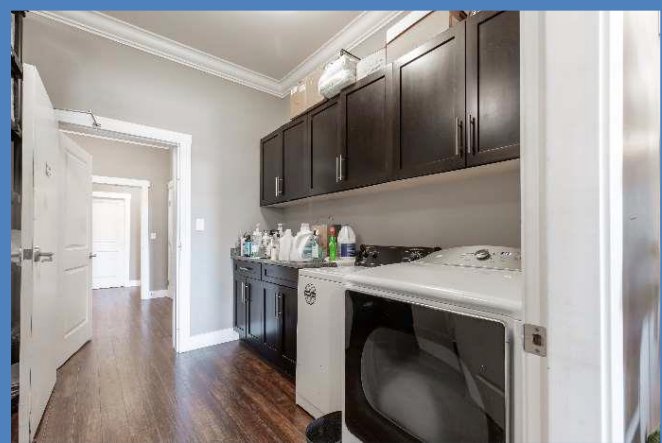
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Third Floor Gathering/Games Room



First Floor Laundry Room



Charming boutique Bed & Breakfast accommodations situated in the beautiful town of Abbotsford. Located in the stunning new development of Pepin Brook and within close proximity to the Abbotsford International Airport. This property features a +/-7,293 Sq. Ft. (+/-1,000 Sq. Ft. available but used as garages making it +/-8,200 Sq. Ft.), 10 Bedroom, 10 Bathroom home on a 21,301 Sq. Ft. Lot. Each of the six licenced suites (licenced for and room for eight suites) measure between 450 Sq. Ft. and 600 Sq. Ft. and have their own private bath. Each unit has a wonderful centralized living room for the socialization of the guests, a stunning full kitchen, a private garden patio and a vineyard next door. A 3 Bedroom attached Caretaker Suite completes this picture. This must be seen to be appreciated!

About Abbotsford

Nestled on the flatlands between the Coast and Cascade mountain ranges, Abbotsford (pop. 135,000) lies in the heart of the Fraser Valley, 68km/42m east of Vancouver and just 5km/3mi from the US border. While Hwy 1 connects the community east and west, its airport has put Abbotsford on the international map. For many tour operators and regional airlines, Abbotsford is an alternate arrival/departure point to Vancouver's International Airport.

The community of 375.55 square kilometres (145.00 sq mi) is the largest city by area in British Columbia. It is home to the University of the Fraser Valley, TRADEX and Abbotsford International Airport, which hosts the Abbotsford International Airshow. The municipality's southern boundary is the Canada-United States border, across which is Sumas, Washington. In Canada, it is bordered by the Township of Langley to the west, the Fraser River and the District of Mission to the north, and the City of Chilliwack to the east. Much of Abbotsford enjoys views of Mount Baker (to the southeast, in Washington) and the Coast Mountains (to the north).

Known as a "City in the Country", Abbotsford is blessed with British Columbia's richest agricultural lands, family-friendly hospitality and sophisticated urban amenities.



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Subject Property

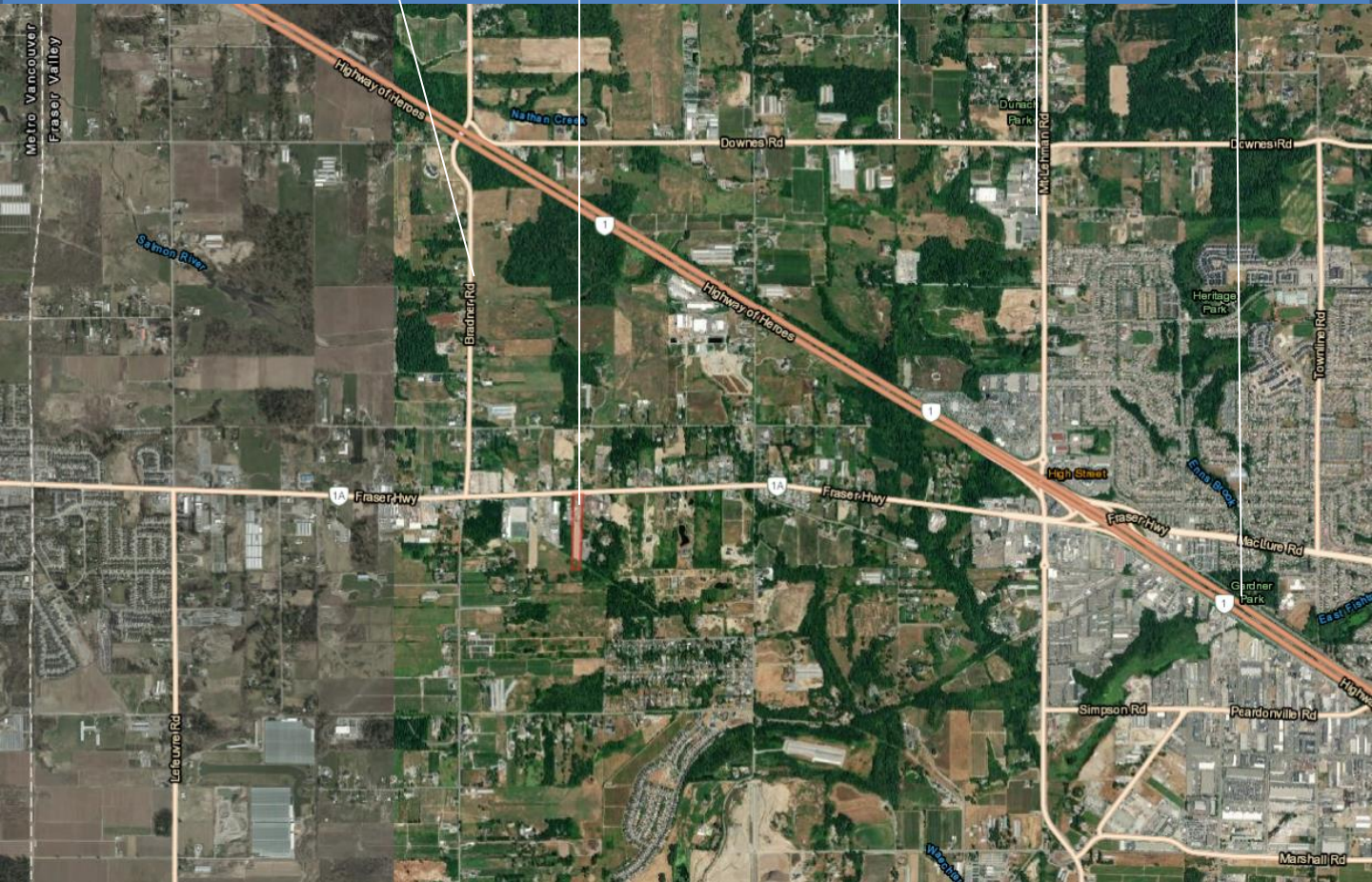
Bradner Road



Downs Road

Mount Lehman Road

Trans Canada Highway



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