

FOR SALE



28809 Marsh McCormick Road

604-817-7338

botsoldmunro@gmail.com

www.donmunrorealestate.com

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Real Estate





Legal:	Lot 3 Section 27 Township 14 New Westminster District Plan 10144
PID:	001-830-481
Taxes:	\$9,888.03 (2019)
Lot Size:	10.76 Acres
Principal Residence Size:	+/-5,718 Sq. Ft. 4+ Bedrooms, 3 Bathrooms
Principal Residence Built In:	2005
Coach House Size:	+/-1,385 Sq. Ft. Suite (1+ Bedrooms, 2 Bathrooms) +/-1,100 Sq. Ft. Shop
Coach House Built In:	2014
Zoning:	A-1 (Agricultural One Zone)
PRICE:	\$2,898,800

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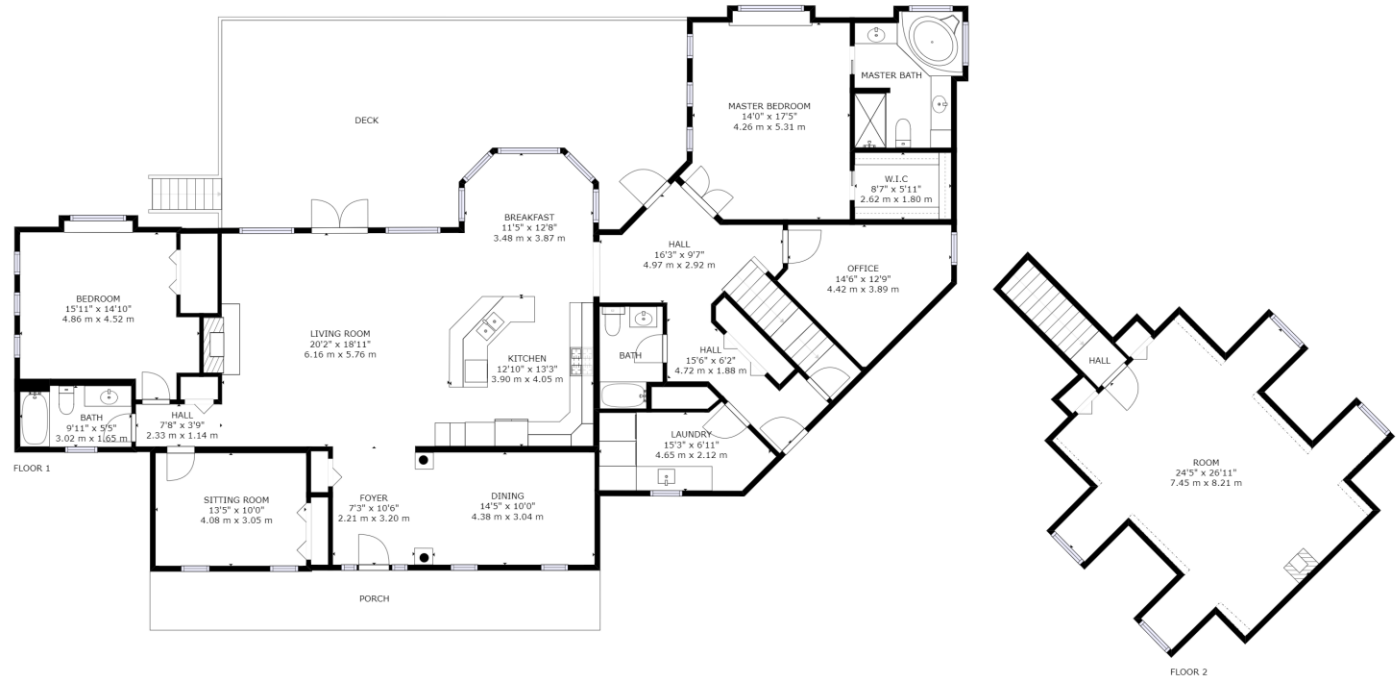


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Principal Residence Floor Plan (For Main Floor and Second Floor Only)



GROSS INTERNAL AREA
 FLOOR 1: 2474 sq ft, 230 m², FLOOR 2: 515 sq ft, 48 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 19 sq ft, 2 m²
 TOTAL: 2990 sq ft, 278 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

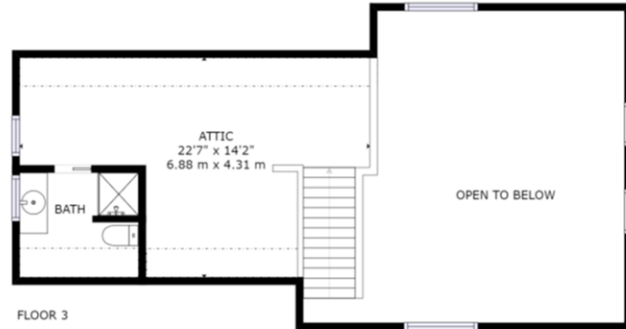


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Coach House Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 52 sq ft, 5 m², FLOOR 2: 1083 sq ft, 101 m²
 FLOOR 3: 250 sq ft, 23 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 111 sq ft, 10 m²
 TOTAL: 1385 sq ft, 129 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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+/-5,718 Sq. Ft. Four Plus Bedroom Home with Suite Potential



- Master Bedroom



- Master Bedroom En-suite



- 2nd Bedroom



- 3rd Bedroom



- Dining Room

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- Kitchen



- Living Room



- Eating Area



- 4th Bedroom



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- Powder Room



- Laundry Room



- 2nd Floor Bonus Room



- Basement Workshop



- Basement Office

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- Unfinished Basement (Suite Potential?)



- Shop under deck



- Large Deck with fabulous views

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- Rear View of Home



- Side View of Home



- Coach House

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- Master Bedroom in Suite



- Living Room in Suite



- Kitchen in Suite



- Dining Area in Suite



- Laundry Room in Suite



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• 3rd Floor Bonus Room in Suite



• 1st Floor Shop in Carriage House

• Large Partially Covered Deck in Suite

- *Fabulous View Property (River, North Shore Mountains, Bridges etc)*
- *Main House has storm drainage inside and outside*
- *City Water, septic and RV Dump*
- *Natural Gas Forced Air Heating (both Main House and Carriage House have a gas fireplace as well)*
- *2 Separate services (hydro and gas), RV Septic Dump*
- *+/-5,718 Sq. Ft. 4 Bedroom Home (with suite potential in unfinished basement) built in 2005*
- *Large Detached Coach House (shop on main with suite above) built in 2014*

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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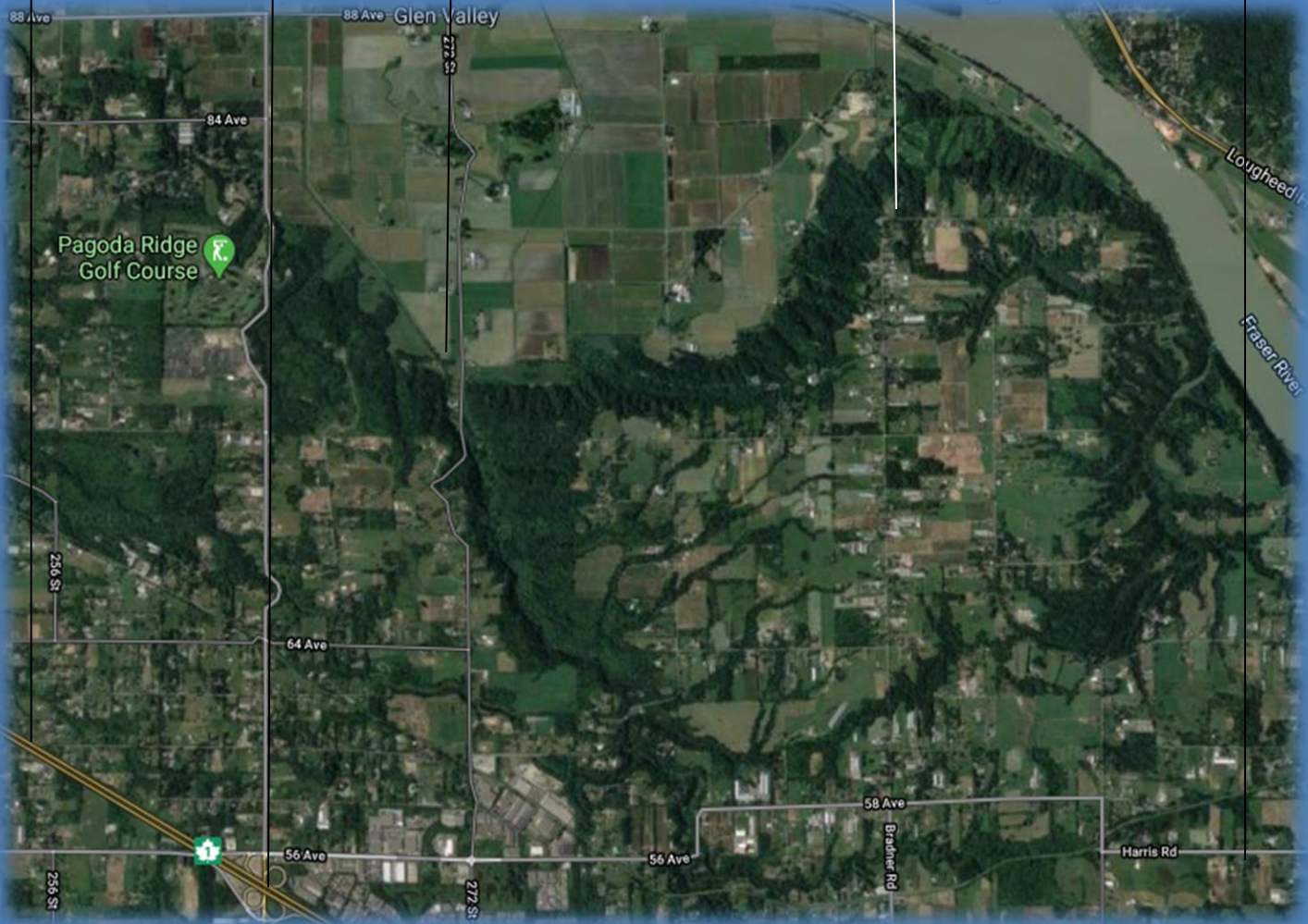


Harris Road

272nd Street

264th Street Exchange

TransCanada Hwy



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