

# FOR SALE



## 90 Winson Road

**604-817-7338**

[botsoldmunro@gmail.com](mailto:botsoldmunro@gmail.com)

[www.donmunrorealestate.com](http://www.donmunrorealestate.com)

**DM**

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**Legal:** LOT 18 SECTION 3 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 32347

**PID:** 003-243-842

**Taxes:** \$19,274.83 (2020)

**Lot Size:** 25.34 Acres

**Principal Residence Size:** +/-9,156 Sq. Ft.  
7 Bedrooms, 5 Bathrooms

**Principal Residence Built In:** 1997

**Zoning:** A-1 (Agricultural One Zone)

**PRICE:** \$5,000,000.00



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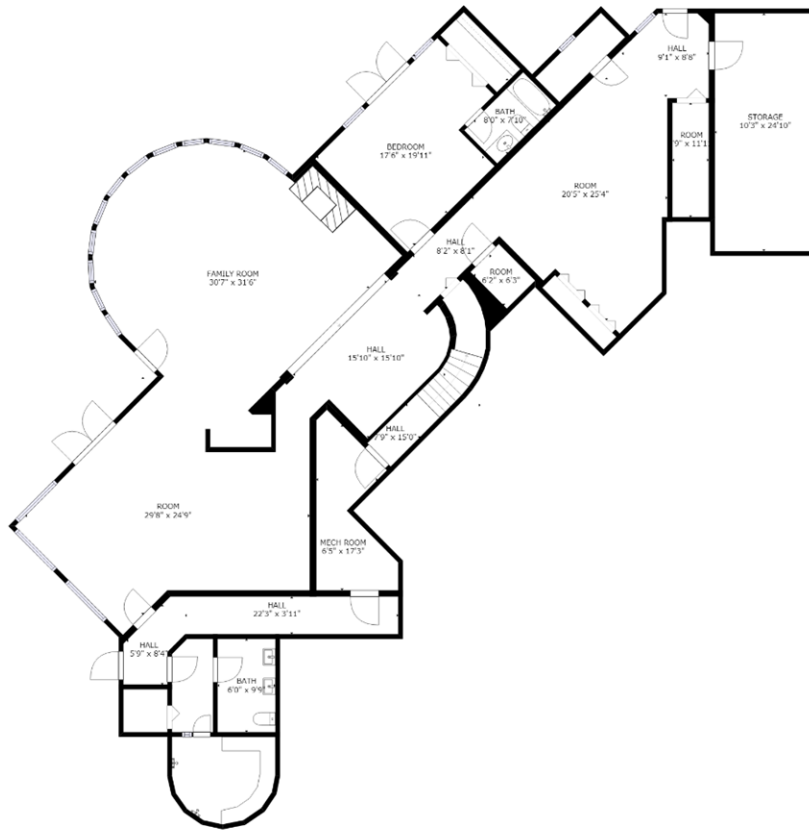
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# Principal Residence Floor Plans (Basement)

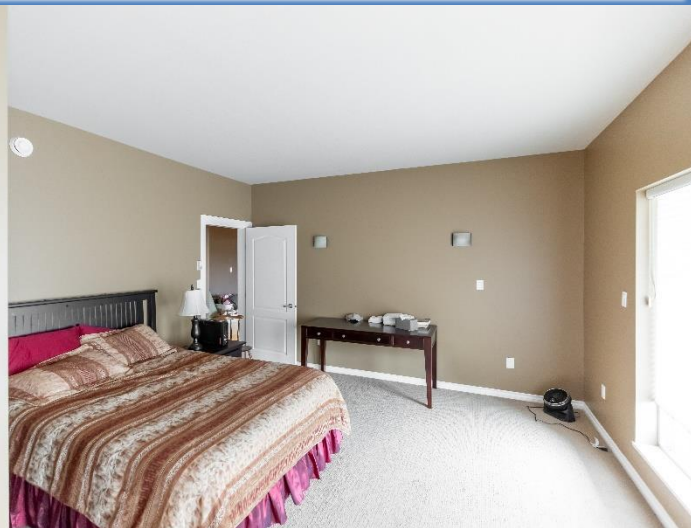


GROSS INTERNAL AREA  
FLOOR 1: 3083 sq ft, FLOOR 2: 3120 sq ft  
FLOOR 3: 2953 sq ft, EXCLUDED AREAS:  
GARAGE: 794 sq ft  
TOTAL: 9157 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



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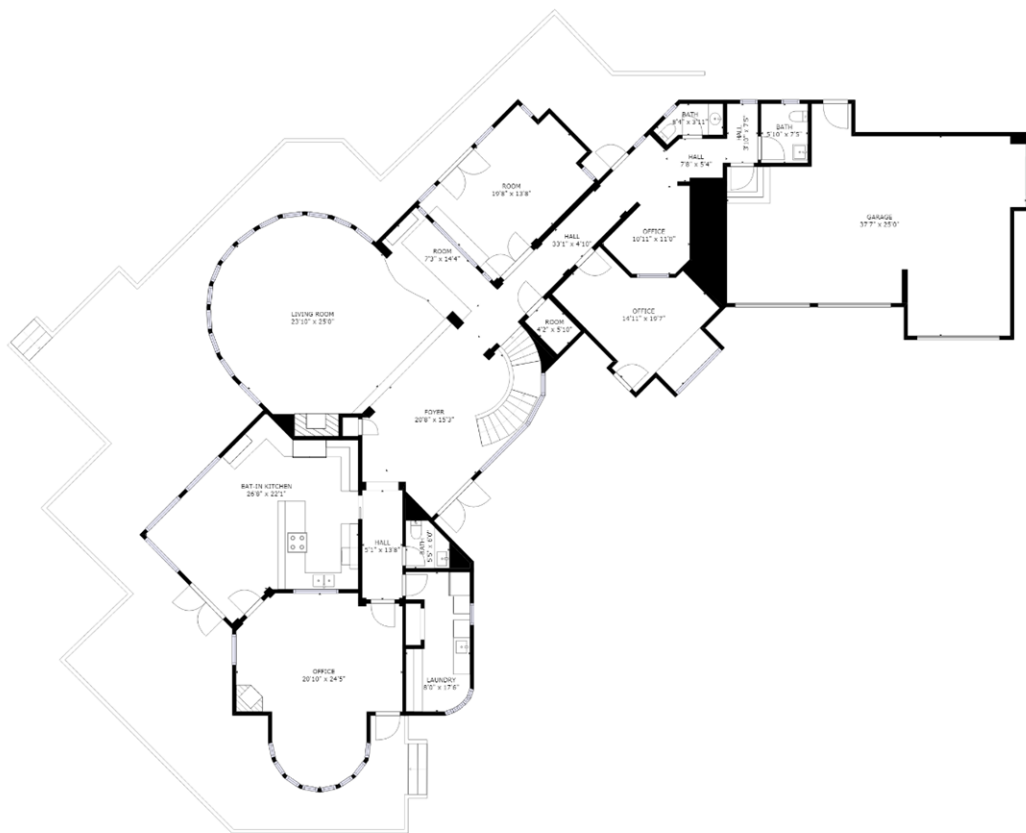


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# Principal Residence Floor Plan (Main Floor)



GROSS INTERNAL AREA  
 FLOOR 1: 3083 sq ft, FLOOR 2: 3120 sq ft  
 FLOOR 3: 2953 sq ft, EXCLUDED AREAS:  
 GARAGE: 794 sq ft  
 TOTAL: 9157 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



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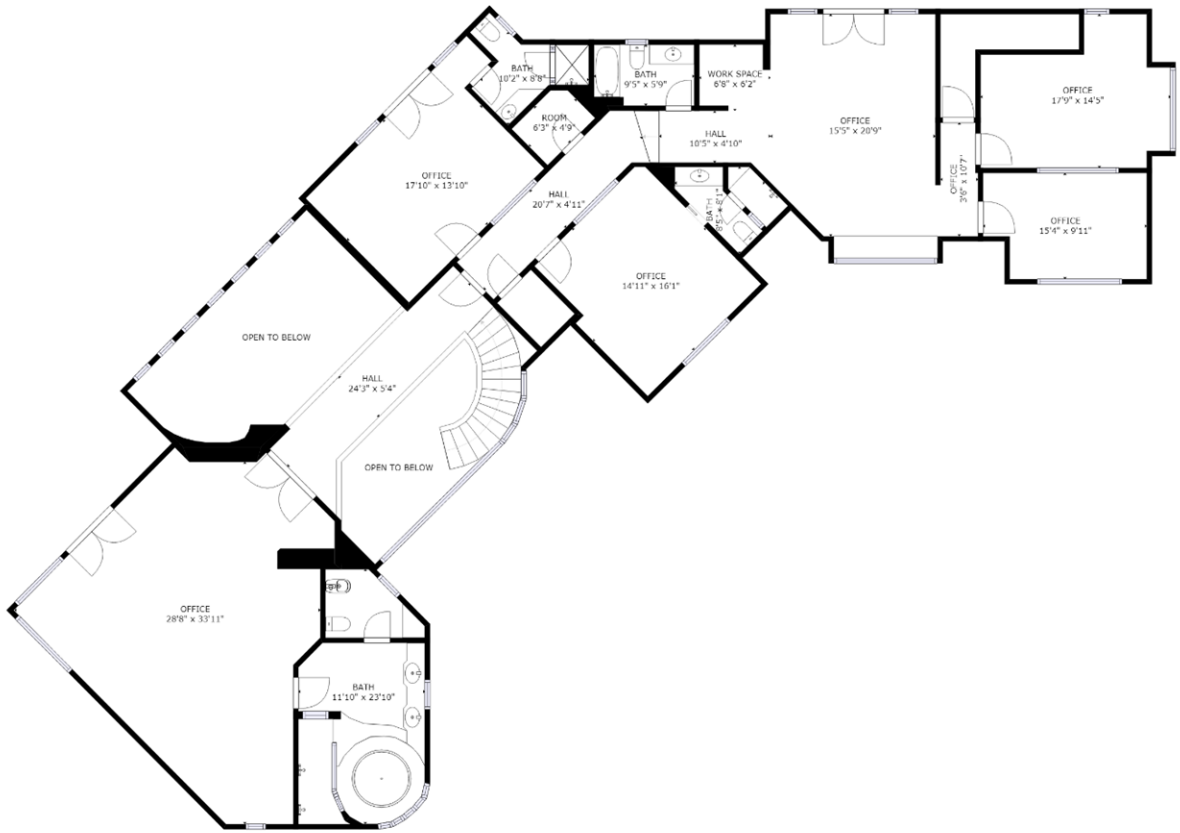
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# Principal Residence Floor Plan (For Upper Floor)



GROSS INTERNAL AREA  
FLOOR 1: 3083 sq ft, FLOOR 2: 3120 sq ft  
FLOOR 3: 2953 sq ft, EXCLUDED AREAS:  
GARAGE: 794 sq ft  
TOTAL: 9157 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3



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Processing Plant is +/-15,270 Sq. Ft. with an Office Area of +/-6,196.25 Sq. Ft.



12 Acres planted in Aurora Blueberries



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- ***Blueberry Farm & Processing Facility***
- ***Processing includes frozen berries and high-quality fruit juice concentrates***
- ***On Site Parking***
- ***Multi Car Garage and Carport***
- ***Pool and Hot Tub***
- ***Tennis Court***

#### **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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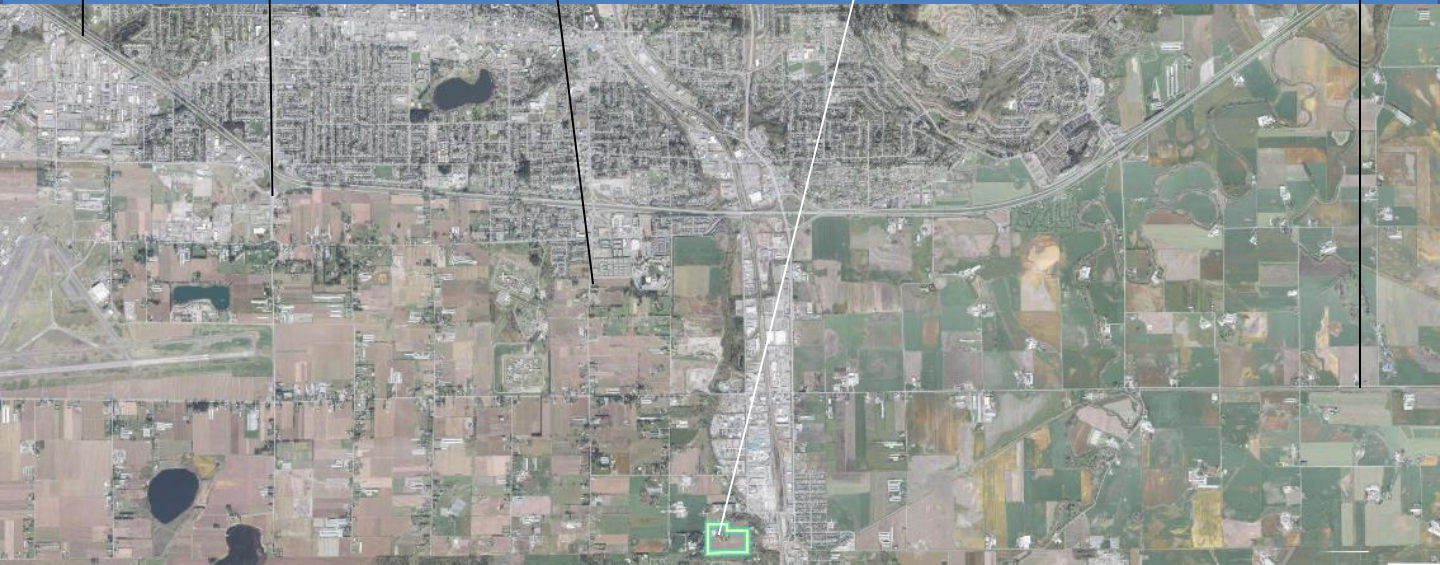
Vye Road



McCallum Road

Clearbrook Road

TransCanada Hwy



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