



BC FARM & RANCH REALTY CORP.

BC's Leader in Agricultural Real Estate



31105 Olund Road, Abbotsford

\$2,399,000 | R2798023

GREG WALTON
greg@bcfarmandranch.com
604-864-1610

The enclosed information, while deemed to be correct, is not guaranteed and if important should be verified by the Buyers themselves with the proper authorities.

Gorgeous acreage right on the edge of town! Custom built log home with loft sitting on 12.7 acres. The home features 3 bedrooms + den and is up & out of the flood plain. The farmland portion is level, cleared and ready for planting. Soils would support Blueberries, Dairy Forage, and a variety of other crops. Enjoy quiet country living on your 18x26' back deck with McLennan Creek ambling off the backyard. Only 2.6 km to MEI schools and 5km to the City. With over 143 meters of frontage there is room for that new shop or additional truck parking. Call today to arrange your private viewing.



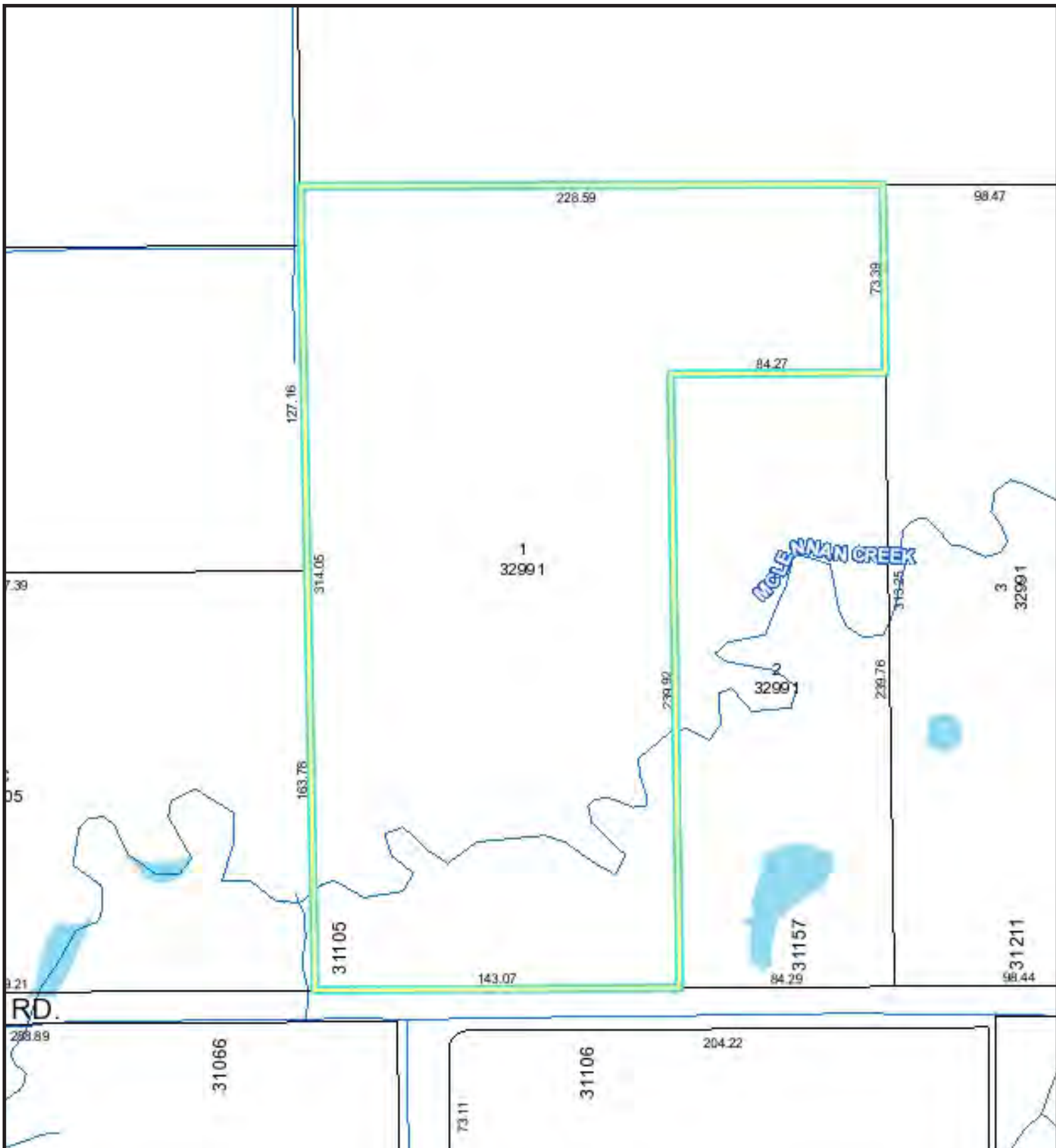


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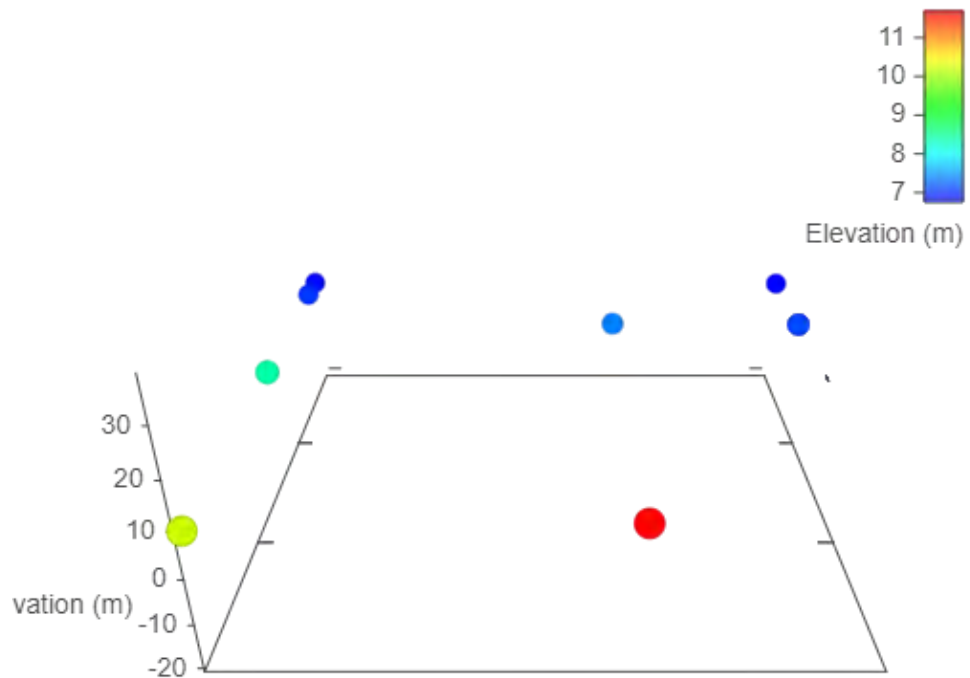




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The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 11.69 m | Min Elevation: 6.75 m | Difference: 4.94 m

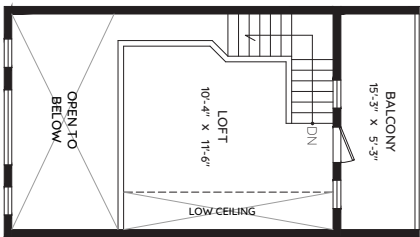


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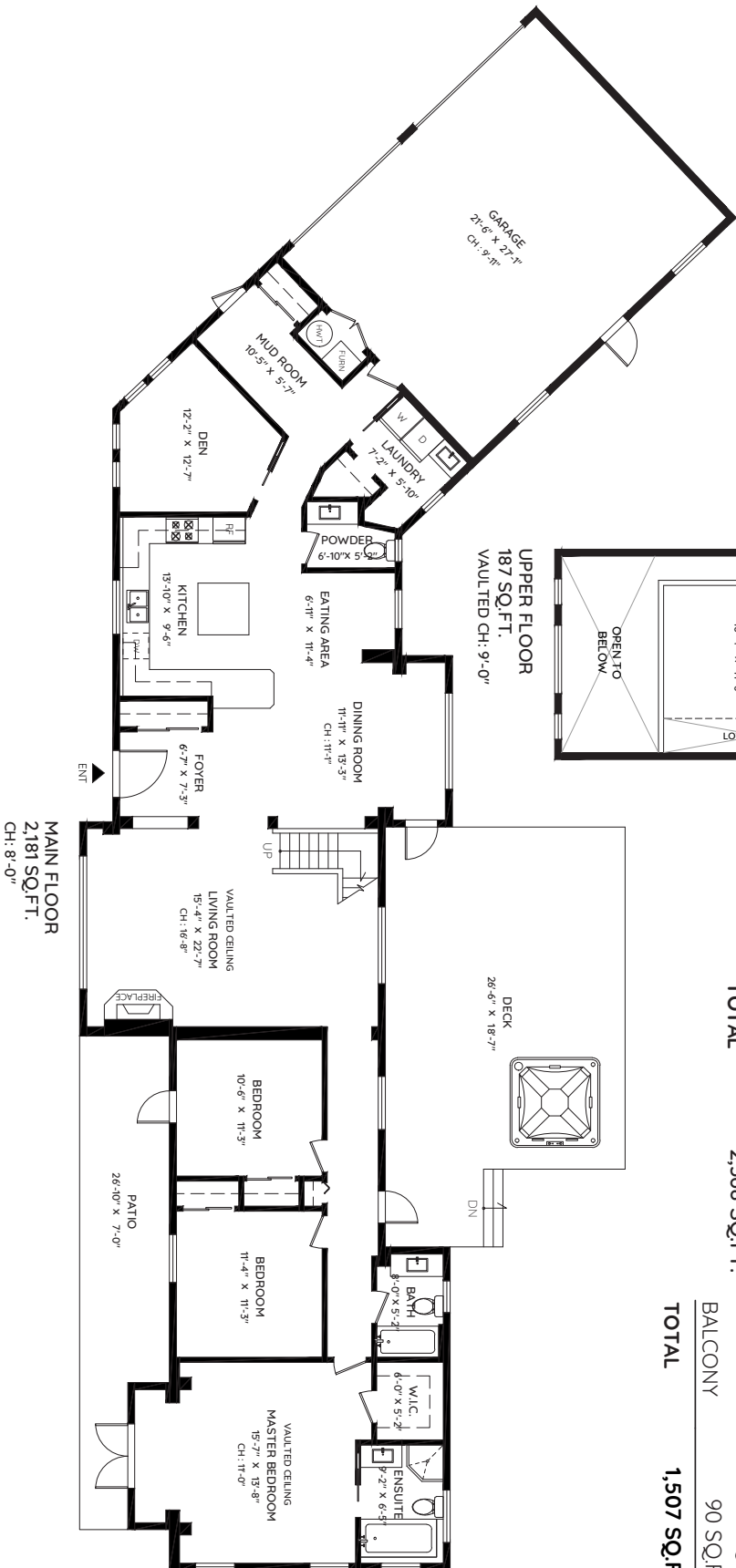
31105 OLUND ROAD ABBOTSFORD, BC

**GREG
WALTON**

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**BC FARM & RANCH
REALTY CORP.**
BC's Leader In A Professional Real Estate



UPPER FLOOR
187 SQ.FT.
VAULTED CH: 9'-0"



MAIN FLOOR
2,181 SQ.FT.
CH: 8'-0"

MAIN	2,181 SQ.FT.	GARAGE	640 SQ.FT.
UPPER	187 SQ.FT.	DECK	548 SQ.FT.
TOTAL	2,368 SQ.FT.	PATIO	229 SQ.FT.
		BALCONY	90 SQ.FT.
		TOTAL	1,507 SQ.FT.



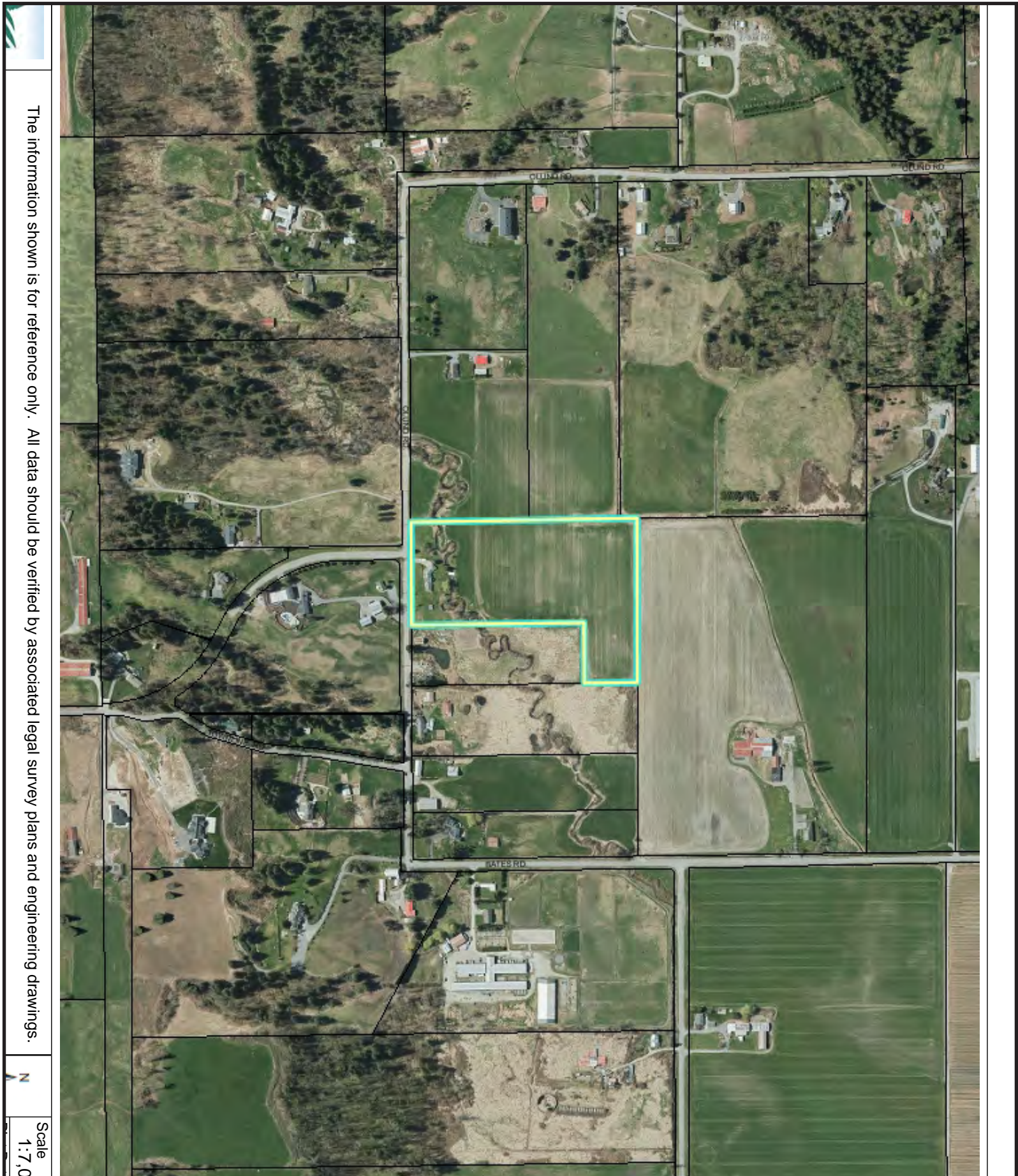
0 ft 3 ft 5 ft 10 ft

The floor plan and the measurements are approximate within +/- 2% and are to be used for advertising usage only. May include unfinished area. Not suitable for architectural or construction. ESO insured

keyplan
plan your space



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The information shown is for reference only. All data should be verified by associated legal survey plans and engineering drawings.

Scale
1:7,000



Presented by:

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Active
R2798023

Board: F

House with Acreage

31105 OLUND ROAD

Abbotsford

Bradner

V4X 1Z9

Residential Detached

\$2,399,000 (LP)

(SP)



Sold Date:

Meas. Type: **Metres**

Frontage(feet): **469.38**

Frontage(metres): **143.07**

Depth / Size: **(12.72AC)**

Lot Area (sq.ft.): **554,083.20**

Lot Area (acres): **12.72**

Flood Plain: **Yes**

View: **Yes: PANORAMIC**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Septic, Water**

Sewer Type: **Septic**

If new, GST/HST inc?: **No**

Bedrooms: **3**

Bathrooms: **3**

Full Baths: **2**

Half Baths: **1**

Rear Yard Exp:

P.I.D.: **006-768-318**

Original Price: **\$2,595,000**

Approx. Year Built: **1994**

Age: **29**

Zoning: **A2**

Gross Taxes: **\$3,868.29**

For Tax Year: **2022**

Tax Inc. Utilities?: **No**

Tour:

Style of Home: **Rancher/Bungalow w/Loft**

Construction: **Log**

Exterior: **Log**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **1** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Patio(s) & Deck(s)**

Type of Roof: **Metal**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **6** Covered Parking: **2**

Parking: **Garage; Double, Open**

Driveway Finish: **Concrete, Gravel**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Wall/Wall/Mixed**

Parking Access: **Side**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 1, PLAN NWP32991, DISTRICT LOT 46, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Rural Setting**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Vacuum - Built In**

Finished Floor (Main):	2,181	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	187	Main	Kitchen	13'10 x 9'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Eating Area	6'11 x 11'4			x	Main 2
Finished Floor (Below):	0	Main	Mud Room	10'5 x 5'7			x	Main 4
Finished Floor (Basement):	0	Main	Dining Room	11'11 x 13'3			x	Main 4
Finished Floor (Total):	2,368sq. ft.	Main	Foyer	6'7 x 7'3			x	
Unfinished Floor:	0	Main	Living Room	15'4 x 22'7			x	
Grand Total:	2,368sq. ft.	Main	Primary Bedroom	15'7 x 13'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'6 x 11'3			x	
Suite: None		Main	Walk-In Closet	6'0 x 5'2			x	
Basement: Crawl		Above	Loft	10'4 x 11'6			x	
		Main	Bedroom	11'4 x 11'3			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **B.C. Farm & Ranch Realty Corp.**

Don't pass this one by! Custom home on 12.7 acres in a rural area right at the edge of town! The home features 3 bdrms plus den, open loft w/ balcony, and attached double garage. The land is cleared and level, would be ideal for blueberries, dairy forage crops, vegetable, or a great site for a new equestrian set up. Not a farmer That's okay, the land is easily rented out & you can enjoy quiet country living on your 18x26 back deck with McLennan Creek ambling by, while living only 5 mins from the city. This property boasts 143 m of frontage along Olund Road with room to build a shop, or park trucks or RVs. Call today for your private showing