


Active R2574289 Board: F House/Single Family	40444 QUADLING ROAD Abbotsford Sumas Prairie V3G 2T3	Residential Detached \$1,229,000 (LP) (SP) 
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Sold Date:	Frontage (feet):	533.00	Original Price: \$1,229,000
Meas. Type: Feet	Bedrooms:	1	Approx. Year Built: 2020
Depth / Size: 250	Bathrooms:	1	Age: 1
Lot Area (sq.ft.): 116,936.00	Full Baths:	1	Zoning: A2
Flood Plain: Yes	Half Baths:	0	Gross Taxes: \$467.14
Rear Yard Exp: Southeast			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: No			P.I.D.: 024-084-093
			Tour: Virtual Tour URL
View: Yes: Mountains and River			
Complex / Subdiv:			
Services Connected: Septic			
Sewer Type: Septic			

Style of Home: 2 Storey	Total Parking: 8	Covered Parking:	Parking Access: Front
Construction: Concrete, Frame - Wood	Parking: Open, RV Parking Avail.		
Exterior: Fibre Cement Board, Metal, Wood	Dist. to Public Transit: 10km		Dist. to School Bus: 7 km Barrowtown
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen: Full	Property Disc.: Yes		
Renovations: Full	PAD Rental:		
# of Fireplaces: 1	Fixtures Leased: No		
Fireplace Fuel: Wood	Fixtures Rmvd: Yes: Shipping container used for storage removed.		
Water Supply: Well - Drilled	Floor Finish: Hardwood, Tile		
Fuel/Heating: Propane Gas, Radiant, Wood			
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)			
Type of Roof: Metal, Other			

Legal: LOT B SECTION 12 TOWNSHIP 20 NEW WESTMINSTER DISTRICT PLAN LMP36202
Amenities: Barn, Garden
Site Influences: Cleared, Private Setting, Private Yard, Recreation Nearby, Rural Setting, Waterfront Property
Features: ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Other - See Remarks, Smoke Alarm, Storage Shed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'6 x 9'6			x			x
Main	Living Room	17'0 x 9'6			x			x
Main	Eating Area	9'6 x 7'			x			x
Main	Walk-In Closet	4'6 x 4'6			x			x
Main	Laundry	3' x 3'			x			x
Above	Master Bedroom	15' x 9'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 500	# of Rooms: 6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 250	# of Kitchens: 1	1	Main	3	No	Barn: 8x40
Finished Floor (Below): 0	# of Levels: 2	2			No	Workshop/Shed: 10x10
Finished Floor (Basement): 0	Suite: None	3			No	Pool:
Finished Floor (Total): 750 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
	Beds in Basement: 0	5			No	Grg Dr Ht:
	Basement: None	6			No	
Unfinished Floor: 0	Beds not in Basement: 1	7			No	
Grand Total: 750 sq. ft.		8			No	

Listing Broker(s): **Sutton Group-West Coast Realty**

Ready for a lifestyle change? Here is your chance to live on a flat and sunny 2.68 acre waterfront property with incredible mountain views and a brand new completely off-grid home and barn, right here in East Abbotsford. Minutes off of Highway 1 but miles from ordinary. Reduce your footprint, reduce your bills, live off the land, and be the envy of all your friends. This custom home is powered by the sun with an array of rooftop solar panels, battery power storage, propane hot water on demand, and in-floor radiant heat or use the wood burning stove. Perfectly sized for a small family, downsizer, or use it for local recreation with 600+ sq ft of covered exterior patios and 500+ ft of private waterfront. World-class fishing, organic gardening, and pastures for your furry friends await!