

**Hardeep Kaler**

Personal Real Estate Corporation

Email: hardeepskaler@gmail.com

778.878.7357

HomeLife Advantage Realty Ltd

# FOR SALE

**5.87 ACRE LAND PLAY  
GRAVELED YARD**

 **3051 ELDRIDGE ROAD  
ABBOTSFORD**



**KALER GROUP**

REAL ESTATE MARKETING SERVICES  
HARDEEP KALER PREC.

**VANCOUVER**



**3051 ELDRIDGE RD**



WITHIN THE FVRD URBAN GROWTH BOUNDARY  
GRAVELED YARD - NOT IN THE ALR WITH HIGHWAY EXPOSURE  
LARGE PRIVATE HOME ON THE HILL WITH BARN ON GRAVEL YARD



# SALIENT DETAILS

## VERY UNIQUE PROPERTY

- 5.87 Acres not in the Agriculture Land Reserve.
- This property borders the Sumas First Nation (Kilgard) Reserve which potentially opens up other development options.
- High exposure location , easily visible from Hwy #1 going West and East.
- Easy access to all major routes via Hwy #1 and USA Border Crossing.
- Great opportunity for the savvy investor as this property offers multiple options.
- No creeks or Watercourses





## Dwellings / Structures

- 4729 SF Home - on a high spot with Beautiful Views!
- home not visible from road, very private setting.
- 677 SF Detached Garage



REAL ESTATE MARKETING SERVICES  
HARDEEP KALER PREC.

VANCOUVER

COMMERCIAL | ESTATES & ACREAGES | INDUSTRIAL | LAND PLAYS

E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by the Vancouver Real Estate Marketing Group and Homelife Advantage Realty Ltd. VAN REMG makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. This communication is not intended to cause or induce breach of an existing agency agreement.



# 3051 ELDRIDGE ROAD, ABBOTSFORD

37630 North Parallel Road

- 2278 SF Barn on Yard
- Potential use as office
- Has washroom and power



KALER GROUP

REAL ESTATE MARKETING SERVICES  
HARDEEP KALER PREC.

VANCOUVER

COMMERCIAL | ESTATES & ACREAGES | INDUSTRIAL | LAND PLAYS

E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by the Vancouver Real Estate Marketing Group and Homelife Advantage Realty Ltd. Kaier Group makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. This communication is not intended to cause or induce breach of an existing agency agreement.





## LAND SUMMARY

- Lot Size : 5.869 Acres
- Zoning : CR
- Not in ALR
- Hwy Exposure
- Borders Sumas First Nation (Kilgard)
- Large Home and Barn
- Large Graveled Yard

## PRICE

- Contact Agent

E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by the Vancouver Real Estate Marketing Group and Homelife Advantage Realty Ltd. VAN REMG makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. This communication is not intended to cause or induce breach of an existing agency agreement.



3051 ELDRIDGE ROAD

ABBOTSFORD, BC

MAIN	2,370 SQ.FT.	BARN MAIN	1,986 SQ.FT.	GARAGE	677 SQ.FT.
LOWER	1,301 SQ.FT.	BARN UPPER	292 SQ.FT.	DECK	324 SQ.FT.
TOTLA	3,671 SQ.FT.	TOTAL	2,278 SQ.FT.	TOTAL	1,001 SQ.FT.
UNFINISHED	1,058 SQ.FT.	TOTAL	7,007 SQ.FT.		
TOTAL	4,729 SQ.FT.				

