Hardeep Kaler

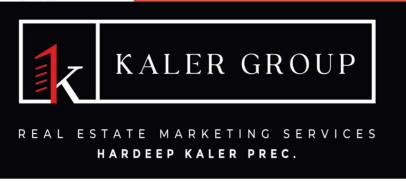
Personal Real Estate Corporation Email: hardeepskaler@gmail.com

778.878.7357 HomeLife Advantage Realty Ltd

FOR SALE

5.87 ACRE LAND PLAY GRAVELED YARD

9 3051 ELDRIDGE ROAD ABBOTSFORD



VANCOUVER



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

















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 Reaity 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











COMMERCIAL | ESTATES & ACREAGES | INDUSTRIAL | LAND PLAYS

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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

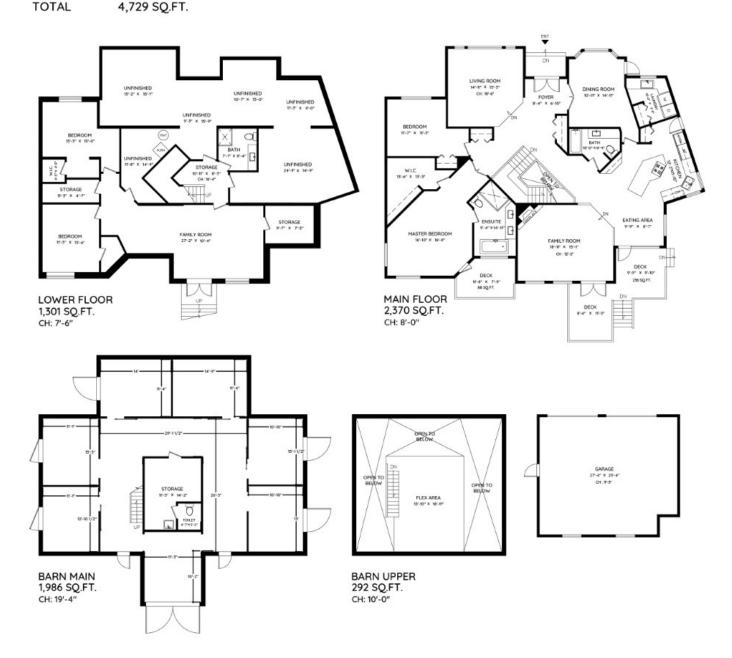
Contact Agent

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3051 ELDRIDGE ROAD

ABBOTSFORD, BC

TOTAL	4 700 CO FT				
UNFINISHED	1,058 SQ.FT.	TOTAL	7,007 SQ.FT.		
TOTLA	3,671 SQ.FT.	TOTAL	2,278 SQ.FT.	TOTAL	1,001 SQ.FT.
LOWER	1,301 SQ.FT.	BARN UPPER	292 SQ.FT.	DECK	324 SQ.FT.
MAIN	2,370 SQ.FT.	BARN MAIN	1,986 SQ.FT.	GARAGE	677 SQ.FT.





The floor plan and the measurements are approximate within 4/- 2% and are to be used for advertising usage only. May include unfinished area. Not suitable for architectural or construction, E&O insured.

