

Sukhi Dhami

Personal Real Estate Corporation

Web: remg.ca

Email: sukhi@remg.ca

604.442.6000

HomeLife Benchmark Realty (Langley) Corp

FOR SALE



4081 TOWNLINE RD

ABBOTSFORD BC V2T 6C8



REMG[®]

VANCOUVER



4081 TOWNLINE ROAD



5 ACRES | 4,992 SF HOME
PRIME CORNER ACREAGE



LOCATION AND OPPORTUNITY

- Prime Townline & Downes Road Location!
- Corner Parcel with High Exposure Frontage
- Close to 5000 SF Home inc. Garage - Full Privacy
- Zoning allows multiple uses from Residential Care to Farm Alcohol Production
- Ideal spot for Farmers Market / Garden Centre
- Long paved driveway leading to a Private Residence
- Seconds to all schools including MEI
- Easy Access to all Amenities
- Room for your trucks and equipment
- Ample Power

LOT SIZE

- 5 Acres

ZONING

- A1 - ALR

ROAD FRONTAGE

- 633 FEET (192.96m)
- Via City of Abbotsford Mapping

PRICE

- Contact Agent

DWELLINGS/STRUCTURES/PATIO

Home	4,153 SF
Garage	839 SF
Patio	520 SF

- 6 BED - 4 BATH Well-kept rancher with basement



USED PERMITTED

COMMON PERMITTED USES HIGHLIGHTED IN YELLOW

PRINCIPAL USES

- Agricultural Use
- Boarding House
- Single Detached Dwelling
- Residential Care

ACCESSORY TO AN AGRICULTURAL USE

- Accessory Cannabis Processing - Level 1
- Agri - Tourism
- Farm Alcohol Production Facility
- Farm Product Processing - Level 1
- Farm Retail Sales
- Full - Time Farm Worker Residence
- Gathering For An Event
- Office
- Temporary Farm Worker Housing

ACCESSORY TO A SINGLE DETACHED DWELLING

- Accessory Farm Dwelling Unit
- Bed and Breakfast
- Boarding
- Breeding and Boarding Kennel
- Home Occupation - Level 3, on a Lot outside the Agricultural Land Reserve
- Home Occupation - Level 4, on a Lot outside the Agricultural Land Reserve
- Secondary Suite



COMMERCIAL | ESTATES & ACREAGES | INDUSTRIAL | LAND PLAYS

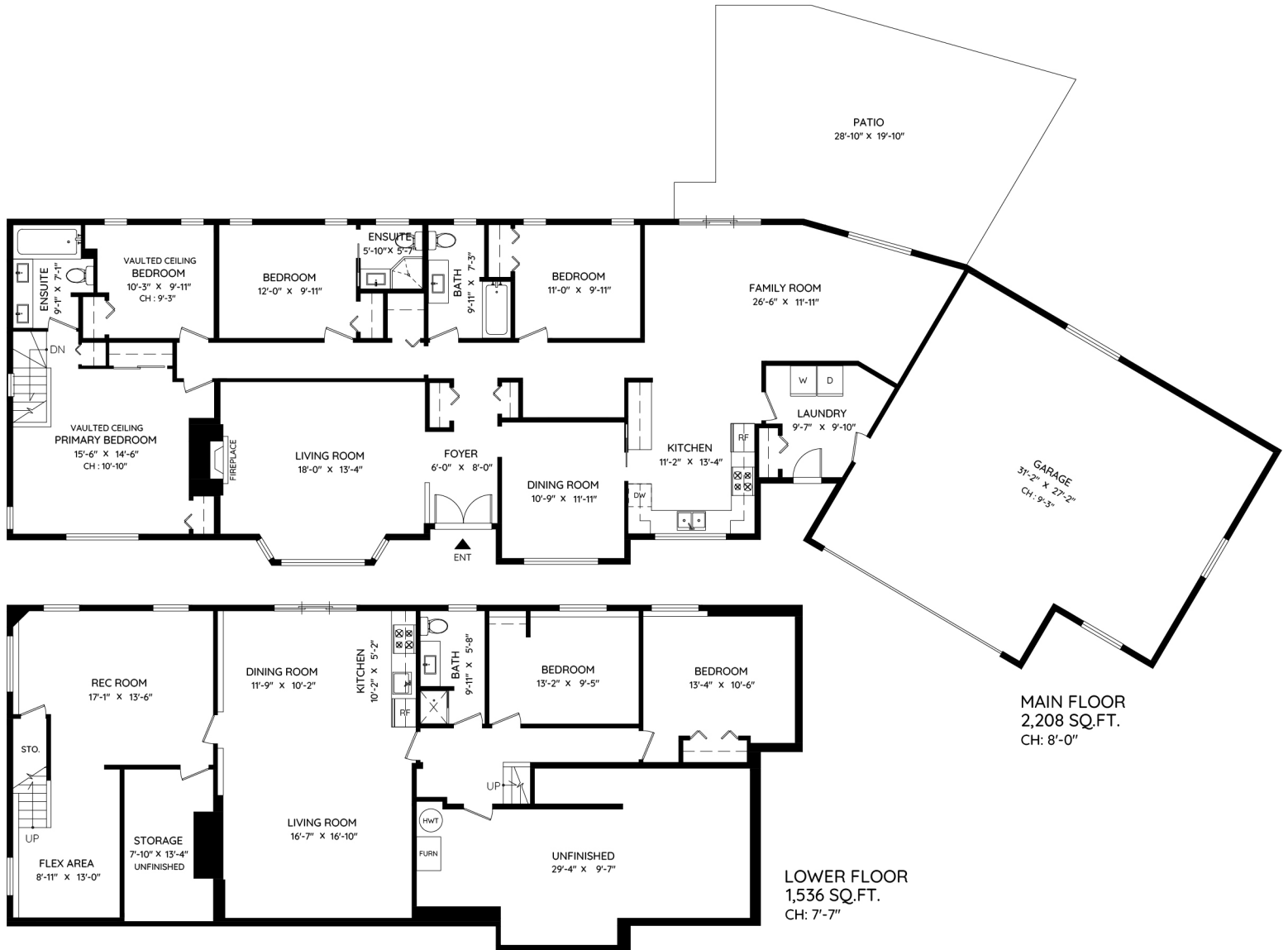
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4081 TOWNLINE ROAD

ABBOTSFORD, BC



MAIN	2,208 SQ.FT.	GARAGE	839 SQ.FT.
LOWER	1,536 SQ.FT.	PATIO	520 SQ.FT.
TOTAL	3,744 SQ.FT.	TOTAL	1,359 SQ.FT.
UNFINISHED	409 SQ.FT.		
TOTAL AREA	4,153 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. E&O Insured