29903 GLENGARRY AVENUE ABBOTSFORD

Bradner, V4X 1Z7

Residential Detached \$3,300,000 (LP)

House with Acreage		Bradner, V4X 1Z7						\$3,300,000	
Depth/Size (1	ft):	613	Bedrooms:	5		Approx. Year Bu	Jilt: 197	76	
Frontage (ft)	:	351.00	Bathrooms:	5		Age:	48		
ot Area: (A	cres)	5.00	Full Baths:	4		Zoning:	A1		
Flood Plain:		No	Half Baths:	1		Gross Taxes:	\$7,	820.10	
Rear Yard Ex	kp:	North				For Tax Year:	202	23	
View:		Yes				P.I.D.:	006	6-274-170	
Style of Hom	ne:	2 Storey w/Bsmt.		P	arking:	Total: 11 - Cover	ed: 2		
Construction:		Frame - Wood			overed Parking:	2			
Exterior:		Brick,Wood		P	arking Access:	Front,Side			
oundation:				P	arking:	Add. Parking Ava	ail.,Carport; Single	e,RV Parking Ava	
Rain Screen	:	No		Le	ocker:				
Renovations	:	Partly		U	nits in Dev:				
of Fireplac	es:	2 - Fuel: Natural Gas		D	istance to:				
Vater Suppl	y:	City/Municipal			itle to Land:	Freehold NonStrata			
Fuel/Heating:		Baseboard, Electric, Forced Air			roperty Disc:	Yes			
Outdoor Are	a:	Patio(s) & Deck(s)		P	AD Rental:				
Type of Root	f:	Asphalt			ixtures Leased:	No			
Floor Finish:		Hardwood, Tile, Wall/Wall/Mixed			Fixtures Rmvd: No				
Mgmt. Comp Complex / S Services Co	ubdiv:	Yes : Mount Baker Electricity,Natural Gas,Se LOT 12 SECTION 35 TO	•	WP41859 NWD P/	ART SW 1/4.				
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr	ubdiv: nnected: ces: ic:	Electricity,Natural Gas,Se	WNSHIP 13 PLAN N por,Workshop Detachong,Private Yard,Rural DW,Oven - Built In,Ste	ed Setting		ed Ceiling			
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok	ubdiv: nnected: ces: ic: cer(s):	Electricity,Natural Gas,Se LOT 12 SECTION 35 TO Barn,Garden,Pool; Outdo Cul-de-Sac,Private Settir ClthWsh/Dryr/Frdg/Stve/ Royal LePage Little Oak	WNSHIP 13 PLAN NV poor,Workshop Detache ng,Private Yard,Rural DW,Oven - Built In,Ste Realty	ed Setting torage Shed,Swimi	ming Pool Equip.,Vault		Туре	Dimensions	
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok	ubdiv: nnected: ces: ic: ter(s): Type	Electricity,Natural Gas,Se LOT 12 SECTION 35 TO Barn,Garden,Pool; Outdo Cul-de-Sac,Private Settir ClthWsh/Dryr/Frdg/Stve/	WNSHIP 13 PLAN N por,Workshop Detachong,Private Yard,Rural DW,Oven - Built In,Ste	ed Setting torage Shed,Swimi		ed Ceiling Floor Above	Type Bedroom	Dimensions 10'4 x 10'0	
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok	ubdiv: nnected: ces: ic: ter(s): Type Living Room	Electricity,Natural Gas,Se LOT 12 SECTION 35 TO Barn,Garden,Pool; Outdo Cul-de-Sac,Private Settir ClthWsh/Dryr/Frdg/Stve/ Royal LePage Little Oak Dimensions	WNSHIP 13 PLAN NU boor,Workshop Detache ng,Private Yard,Rural DW,Oven - Built In,Ste Realty Floor	ed Setting torage Shed,Swimi	ming Pool Equip.,Vaulto	Floor			
Agmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Cloor Main	ubdiv: nnected: ces: ic: ter(s): Type	Electricity,Natural Gas,Se LOT 12 SECTION 35 TO Barn,Garden,Pool; Outdo Cul-de-Sac,Private Settir ClthWsh/Dryr/Frdg/Stve/ Royal LePage Little Oak Dimensions 18'11 x 13'5	WNSHIP 13 PLAN NV boor,Workshop Detache ng,Private Yard,Rural DW,Oven - Built In,St Realty Floor Main	ed Setting torage Shed,Swim Type Laundry	ming Pool Equip.,Vaulte Dimensions 6'2 x 9'7	Floor Above	Bedroom	10'4 x 10'0 14'5 x 13'4	
Agmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Cloor Main Main Main	ubdiv: nnected: ces: ic: cer(s): Type Living Room Foyer	Electricity,Natural Gas,Se LOT 12 SECTION 35 TO Barn,Garden,Pool; Outdo Cul-de-Sac,Private Settir ClthWsh/Dryr/Frdg/Stve/ Royal LePage Little Oak Dimensions 18'11 x 13'5 6'4 x 5'10	WNSHIP 13 PLAN NV boor,Workshop Detache ng,Private Yard,Rural 1 DW,Oven - Built In,Ste Realty Floor Main Main	ed Setting torage Shed,Swimi Type Laundry Kitchen	ming Pool Equip.,Vaulte Dimensions 6'2 x 9'7 11'8 x 6'11	Floor Above Bsmt	Bedroom Family Room	10'4 x 10'0	
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main	ubdiv: nnected: ces: ic: cer(s): Type Living Room Foyer Kitchen	Electricity,Natural Gas,Se LOT 12 SECTION 35 TO Barn,Garden,Pool; Outdo Cul-de-Sac,Private Settir ClthWsh/Dryr/Frdg/Stve/ Royal LePage Little Oak Dimensions 18'11 x 13'5 6'4 x 5'10 17'1 x 18'11 8'5 x 7'3	WNSHIP 13 PLAN NV boor,Workshop Detache ng,Private Yard,Rural 1 DW,Oven - Built In,Ste Realty Floor Main Main Main	ed Setting torage Shed,Swim Type Laundry Kitchen Eating Area	ming Pool Equip.,Vaulte Dimensions 6'2 x 9'7 11'8 x 6'11 11'8 x 11'4	Floor Above Bsmt Bsmt	Bedroom Family Room Bedroom	10'4 x 10'0 14'5 x 13'4 15'3 x 10'4	
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main	ubdiv: nnected: ces: ic: cer(s): Type Living Room Foyer Kitchen Eating Area	Electricity,Natural Gas,Se LOT 12 SECTION 35 TO Barn,Garden,Pool; Outdo Cul-de-Sac,Private Settir ClthWsh/Dryr/Frdg/Stve/ Royal LePage Little Oak Dimensions 18'11 x 13'5 6'4 x 5'10 17'1 x 18'11 8'5 x 7'3 12'1 x 11'4	WNSHIP 13 PLAN NU boor,Workshop Detache ng,Private Yard,Rural DW,Oven - Built In,Ste Realty Floor Main Main Main Main Main Main	ed Setting torage Shed,Swimi Type Laundry Kitchen Eating Area Family Room	ming Pool Equip.,Vaulte Dimensions 6'2 x 9'7 11'8 x 6'11 11'8 x 11'4 17'2 x 17'11 4'2 x 6'3	Floor Above Bsmt Bsmt	Bedroom Family Room Bedroom	10'4 x 10'0 14'5 x 13'4 15'3 x 10'4	
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Agmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Filoor Main Main Main Main Main Main	ubdiv: nnected: ces: ic: cer(s): Type Living Room Foyer Kitchen Eating Area Dining Room Family Room	Electricity,Natural Gas,Se LOT 12 SECTION 35 TO Barn,Garden,Pool; Outdo Cul-de-Sac,Private Settir ClthWsh/Dryr/Frdg/Stve/ Royal LePage Little Oak Dimensions 18'11 x 13'5 6'4 x 5'10 17'1 x 18'11 8'5 x 7'3 12'1 x 11'4 13'6 x 27'1	WNSHIP 13 PLAN NU boor,Workshop Detache ng,Private Yard,Rural DW,Oven - Built In,Ste Realty Floor Main Main Main Main Main Main	ed Setting torage Shed,Swimi Type Laundry Kitchen Eating Area Family Room Storage Primary	ming Pool Equip.,Vaulte Dimensions 6'2 x 9'7 11'8 x 6'11 11'8 x 11'4 17'2 x 17'11 4'2 x 6'3	Floor Above Bsmt Bsmt	Bedroom Family Room Bedroom	10'4 x 10'0 14'5 x 13'4 15'3 x 10'4	
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Aain Main Main Main Main Main Main	ubdiv: nnected: ces: ic: ter(s): Type Living Room Foyer Kitchen Eating Area Dining Room Family Room Bedroom	Electricity,Natural Gas,Se LOT 12 SECTION 35 TO Barn,Garden,Pool; Outdo Cul-de-Sac,Private Settir ClthWsh/Dryr/Frdg/Stve/ Royal LePage Little Oak Dimensions 18'11 x 13'5 6'4 x 5'10 17'1 x 18'11 8'5 x 7'3 12'1 x 11'4 13'6 x 27'1	WNSHIP 13 PLAN NU boor,Workshop Detache ng,Private Yard,Rural DW,Oven - Built In,Ste Realty Floor Main Main Main Main Above Above # Of Rooms:	ed Setting torage Shed,Swims Type Laundry Kitchen Eating Area Family Room Storage Primary Bedroom Bedroom	ming Pool Equip.,Vaulte Dimensions 6'2 x 9'7 11'8 x 6'11 11'8 x 11'4 17'2 x 17'11 4'2 x 6'3 14'0 x 13'3 10'2 x 10'0	Floor Above Bsmt Bsmt	Bedroom Family Room Bedroom Storage	10'4 x 10'0 14'5 x 13'4 15'3 x 10'4	
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	ubdiv: nnected: ces: ic: cer(s): Type Living Room Foyer Kitchen Eating Area Dining Room Family Room Bedroom Bedroom	Electricity,Natural Gas,Se LOT 12 SECTION 35 TO Barn,Garden,Pool; Outdo Cul-de-Sac,Private Settir ClthWsh/Dryr/Frdg/Stve/ Royal LePage Little Oak Dimensions 18'11 x 13'5 6'4 x 5'10 17'1 x 18'11 8'5 x 7'3 12'1 x 11'4 13'6 x 27'1 9'4 x 10'4 2,287 sqft 681 sqft	WNSHIP 13 PLAN NU boor,Workshop Detache ng,Private Yard,Rural DW,Oven - Built In,Sta Realty Floor Main Main Main Main Above Above	ed Setting torage Shed,Swim Type Laundry Kitchen Eating Area Family Room Storage Primary Bedroom Bedroom	ming Pool Equip.,Vaulte Dimensions 6'2 x 9'7 11'8 x 6'11 11'8 x 11'4 17'2 x 17'11 4'2 x 6'3 14'0 x 13'3 10'2 x 10'0 8	Floor Above Bsmt Bsmt Bsmt Bsmt	Bedroom Family Room Bedroom Storage	10'4 x 10'0 14'5 x 13'4 15'3 x 10'4 9'10 x 3'10 Ensuite? No	
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	ubdiv: nnected: ces: ic: cer(s): Type Living Room Foyer Kitchen Eating Area Dining Room Family Room Bedroom Bedroom	Electricity,Natural Gas,Se LOT 12 SECTION 35 TO Barn,Garden,Pool; Outdo Cul-de-Sac,Private Settir ClthWsh/Dryr/Frdg/Stve/ Royal LePage Little Oak Dimensions 18'11 x 13'5 6'4 x 5'10 17'1 x 18'11 8'5 x 7'3 12'1 x 11'4 13'6 x 27'1 9'4 x 10'4 2,287 sqft	WNSHIP 13 PLAN NU boor,Workshop Detache ng,Private Yard,Rural DW,Oven - Built In,Ste Realty Floor Main Main Main Main Above Above # Of Rooms:	ed Setting torage Shed,Swims Type Laundry Kitchen Eating Area Family Room Storage Primary Bedroom Bedroom	ming Pool Equip.,Vaulte Dimensions 6'2 x 9'7 11'8 x 6'11 11'8 x 11'4 17'2 x 17'11 4'2 x 6'3 14'0 x 13'3 10'2 x 10'0 8	Floor Above Bsmt Bsmt Bsmt Bsmt	Bedroom Family Room Bedroom Storage	10'4 x 10'0 14'5 x 13'4 15'3 x 10'4 9'10 x 3'10 Ensuite?	
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View: Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	ubdiv: nnected: ces: ic: ter(s): Type Living Room Foyer Kitchen Eating Area Dining Room Family Room Bedroom for (Main): for (Above): for (Below): for (Below): for (Bsmt): for (Total):	Electricity,Natural Gas,Se LOT 12 SECTION 35 TO Barn,Garden,Pool; Outdo Cul-de-Sac,Private Settir ClthWsh/Dryr/Frdg/Stve/ Royal LePage Little Oak Dimensions 18'11 x 13'5 6'4 x 5'10 17'1 x 18'11 8'5 x 7'3 12'1 x 11'4 13'6 x 27'1 9'4 x 10'4 2,287 sqft 681 sqft 0 sqft 675 sqft	WNSHIP 13 PLAN NN boor,Workshop Detache ng,Private Yard,Rural DW,Oven - Built In,Ste Realty Floor Main Main Main Main Above Above # Of Rooms: # Of Kitchens # Of Levels: Suite:	ed Setting torage Shed,Swimn Type Laundry Kitchen Eating Area Family Room Storage Primary Bedroom Bedroom sterage 18 Storage 14 St	ming Pool Equip.,Vaulte Dimensions 6'2 x 9'7 11'8 x 6'11 11'8 x 11'4 17'2 x 17'11 4'2 x 6'3 14'0 x 13'3 10'2 x 10'0 8 Inauthorized Suite ull	Floor Above Bsmt Bsmt Bsmt Bsmt Bathroom Floor Main Main Above	Bedroom Family Room Bedroom Storage • # of Pieces 2 3 4	10'4 x 10'0 14'5 x 13'4 15'3 x 10'4 9'10 x 3'10 Ensuite? No No Yes	
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	ubdiv: nnected: 	Electricity,Natural Gas,Se LOT 12 SECTION 35 TO Barn,Garden,Pool; Outdo Cul-de-Sac,Private Settir ClthWsh/Dryr/Frdg/Stve/ Royal LePage Little Oak Dimensions 18'11 x 13'5 6'4 x 5'10 17'1 x 18'11 8'5 x 7'3 12'1 x 11'4 13'6 x 27'1 9'4 x 10'4 2,287 sqft 681 sqft 0 sqft 675 sqft 3,643 sqft	WNSHIP 13 PLAN NU boor,Workshop Detacho ng,Private Yard,Rural DW,Oven - Built In,Ste Realty Floor Main Main Main Main Above Above # Of Rooms: # Of Kitchens # Of Levels: Suite: Crawl/Bsmt H	ed Setting torage Shed,Swimn Type Laundry Kitchen Eating Area Family Room Storage Primary Bedroom Bedroom sterage 18 Storage 14 St	ming Pool Equip.,Vaulte Dimensions 6'2 x 9'7 11'8 x 6'11 11'8 x 11'4 17'2 x 17'11 4'2 x 6'3 14'0 x 13'3 10'2 x 10'0 8	Floor Above Bsmt Bsmt Bsmt Bsmt Bathroom Floor Main Main Above	Bedroom Family Room Bedroom Storage • # of Pieces 2 3 4	10'4 x 10'0 14'5 x 13'4 15'3 x 10'4 9'10 x 3'10 Ensuite? No No Yes	

Experience the ultimate horse enthusiasts dream on a 5 acre property in Bradner and on one of Abbotsford's most desirable streets. Long winding, fence lined drive leads up to the very welcoming 5 bdrm home with an attached 1 bdrm in-law suite. Spacious kitchen that is flooded with natural light, vaulted ceilings, built-in high end appliances and loads of room to find a quiet corner to enjoy alone. If your passion is horses, this property is perfect for you. Professionally finished outdoor arena with solid sand footing, 4 stall barn with shavings and good sized tack room, 4 separate paddocks each with shelter and fully fenced fields to be grazed and hayed. Additional covered equipment area and second shop/barn all connected. Solar heated salt water pool and stunning gardens, water fountain.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.