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Services Ltd.

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1495 Clyde Avenue  
West Vancouver, BC  
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4875 EMMERSON ROAD, Abbotsford, BC, V3G 2K9, Canada

MLS®# R2788964



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Property Value	\$1,999,000
Type	House with Acreage
Basement	Full
Parking	10, 2 Covered
Year Built	1990
Taxes	7234.46
Living Area	4,705 sq.ft.
Lot Frontage	426 ft
Lot Depth	688 ft
Lot Size Area	5.31 acres
Bedrooms	6
Bathrooms	2 full & 1 half
Maintenance Fee	-

## Description

Discover the allure of Sumas Mountain living, where the best of both worlds converge. Nestled just 15 minutes from downtown Abbotsford, this property is your gateway to an idyllic acreage paradise. Encompassing over 5 sprawling acres, this estate features a meticulously renovated 4700 square foot, 5-bedroom home, complemented by an 800 sqft irrigated greenhouse. Upstairs, you'll find 4 spacious bedrooms, updated bathrooms, radiant in-floor heating, and elegant vaulted ceilings. The modern, white kitchen with pristine countertops and stainless steel appliances opens onto a brand-new, covered 850 sqft deck, allowing year-round enjoyment of your expansive property.

The property's full walkout basement offers versatility, whether you envision a home gym, recreation area, or family retreat. With a separate entrance, this space also holds incredible potential for a man cave or conversion into a suite. Moreover, this property is not subject to the Agricultural Land Reserve (ALR), making it a promising long-term investment in the rapidly developing Sumas Mountain area. Commuting is a breeze, as you're just 9 minutes away from Highway 1. Opportunities like this are rare; Sumas Mountain properties of this caliber seldom grace the market.







