



Presented by:
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Active **189 BARKER ROAD** Residential Detached
R2297917 Abbotsford **\$2,688,000** (LP)
 Board: F Sumas Prairie v3g 1s5 (SP)



Sold Date: Frontage (feet): **695.00** Original Price: **\$2,688,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1992**
 Depth / Size: Bathrooms: **4** Age: **26**
 Lot Area (sq.ft.): **428,630.40** Full Baths: **4** Zoning: **A2**
 Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$6,788.32**
 Rear Yard Exp: **Southeast** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-254-149**
 Tour: **Virtual Tour URL**

View: **Yes: Fraser Valley and Mountains**
 Complex / Subdiv: **Arnold**
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stone, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen: Reno. Year:
 Renovations: R.I. Plumbing:
 # of Fireplaces: **4** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**

Total Parking: **10** Covered Parking: **10** Parking Access: **Front**
 Parking: **DetachedGrge/Carport, Garage; Triple, RV Parking Avail.**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **PL NWP7422 LD 36 SEC 4 TWP 19 SOUTH 1/2 LOT 6**
 Amenities: **Assisted Living, Storage, Swirlpool/Hot Tub, Workshop Detached**

Site Influences: **Paved Road, Private Setting, Private Yard, Rural Setting**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Jetted Bathtub, Microwave, Security System, Sprinkler - Inground, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 12'	Main	Foyer	16' x 7'4			x
Main	Family Room	21' x 15'5	Main	Mud Room	12' x 9'6			x
Main	Conservatory	11' x 6'	Above	Games Room	22' x 12'			x
Main	Nook	12' x 12'	Above	Playroom	22' x 12'			x
Main	Living Room	15'6 x 15'4	Above	Bedroom	14' x 11'6			x
Main	Dining Room	15'6 x 15'4	Above	Bedroom	11' x 11'			x
Main	Den	14'10 x 12'	Above	Bedroom	11'10 x 11'			x
Main	Master Bedroom	15' x 14'10	Above	Bedroom	11'10 x 11'10			x
Main	Games Room	23'2 x 22'6	Above	Bedroom	11'10 x 11'			x
Main	Laundry	14' x 12'						x

Finished Floor (Main):	3,544	# of Rooms:	18	Bath		Floor		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	2,326	# of Kitchens:	1	1	Main	3	No				Barn:	
Finished Floor (Below):	0	# of Levels:	2	2	Main	5	Yes				Workshop/Shed:	
Finished Floor (Basement):	0	Suite:	None	3	Above	4	No				Pool:	
Finished Floor (Total):	5,870 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	No				Garage Sz:	
Unfinished Floor:	0	Beds in Basement: 0	Basement: Crawl	5							Door Height:	
Grand Total:	5,870 sq. ft.	Bedrooms not in Basement: 5		6								
				7								
				8								

Listing Broker(s): **Bay Realty**

Luxurious country living at its best. As you drive up to this amazing home at the foot of the mountains you will be impressed with the 9.84 acre private location and elegant 5800 sq foot, 19 room family home. As you enter the magnificent entrance way you will feel the warmth and openness of this truly unique design. The gourmet kitchen and stunning staircase give the home an amazing flow with the master on the main. The decks are expansive and boast outdoor living at its best with the deluxe covered fire pit and hot tub. The added bonus are the expansive 2 games room, hobby room and back up generator. To bring it all together the detached massive garage is excellent for inside RV parking and has heated workshop. True opulence.