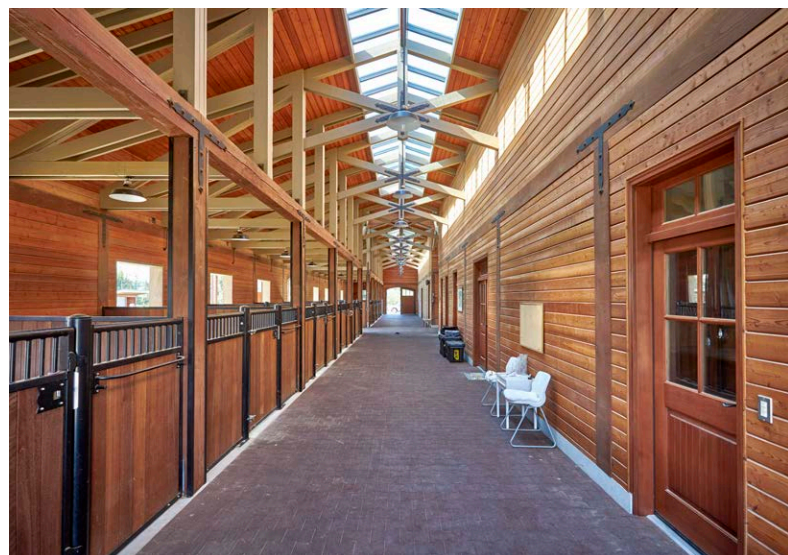


# FOR SALE

29360 TOWNSHIP LINE ROAD • ABBOTSFORD, BC  
39.5 ACRE EQUESTRIAN ESTATE



## Jordan Sengara

Personal Real Estate Corporation  
Associate Vice President  
604 640 5845  
jordan.sengara@cushwake.com

## Ron Emerson

Associate Vice President  
Sales & Leasing  
604 608 5921  
ron.emerson@cushwake.com

## Liam Boulton

Senior Associate  
Leasing & Sales  
604 629 5023  
liam.boulton@cushwake.com



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## OPPORTUNITY

Cushman & Wakefield is pleased to present to the market 29360 Townshipline Road – a world-class equestrian facility encompassing 39.5 acres in the heart of Abbotsford, BC.

An equestrian-lover's dream, this estate is comprised of four buildings built in 2012 including a coach house living quarters over a four bay garage. The state-of-the-art equestrian facilities features an 18,000 square foot irrigated indoor riding arena, 10-stall barn, fenced pastures along with dry, scenic trails.

Situated within the parameters of the provincially zoned Agricultural Land Reserve, the estates boasts an extensive acreage suitably prime for use as agricultural land, a polo field, or a dressage/showjumping stadium.

The estate offers a turnkey ready for continued use as an equestrian facility and / or private family home. You can have an incomparable lifestyle with a perfect balance of comfort and country living within 90 minutes of downtown Vancouver, close proximity to the Abbotsford Airport, the Canada / USA border, and the TransCanada Highway (Highway 1).

The Estate also offers the opportunity to build a magnificent custom home with panoramic views of the mountains - **all required infrastructure has been pre-installed to build your own custom home overlooking the meadow, barn and riding arena.**







## SALIENT DETAILS

PID	002-956-101
Legal Description	The East Half Of The West Half Of The North East Quarter Of Section 34 Township 13 New Westminster District
Site Size	39.5 Acres
Zone Code / Description	A1 – Agricultural Zone 1
Land Use	Agriculture
Gross Taxes (2018)	\$15,316.72
Existing Improvements	Contact listing agents for more details

## PROPERTY FEATURES

- Gated complex with paved, tree lined roadways situated in a private, rural setting
- 3,632 sf main building – a coach house with living quarters above a 4 bay garage
- 10 stall barn with full electricity, water and heating opening up onto several rolling pastures and dry trails
- Extensive security system installed in all buildings
- Custom high-end finishes in the coach house and barn
- Full backup generator
- Nearly \$1,000,000 of subterranean site improvements including retaining walls, pathways, drainage, waste management, irrigation, power, security, electric fencing & gate, and horse-friendly grasses.

## ASKING PRICE

CAD \$9,900,000



**SITUATED IN ABBOTSFORD'S HIGHLAND WITH EXPANSIVE MOUNTAIN VIEWS**



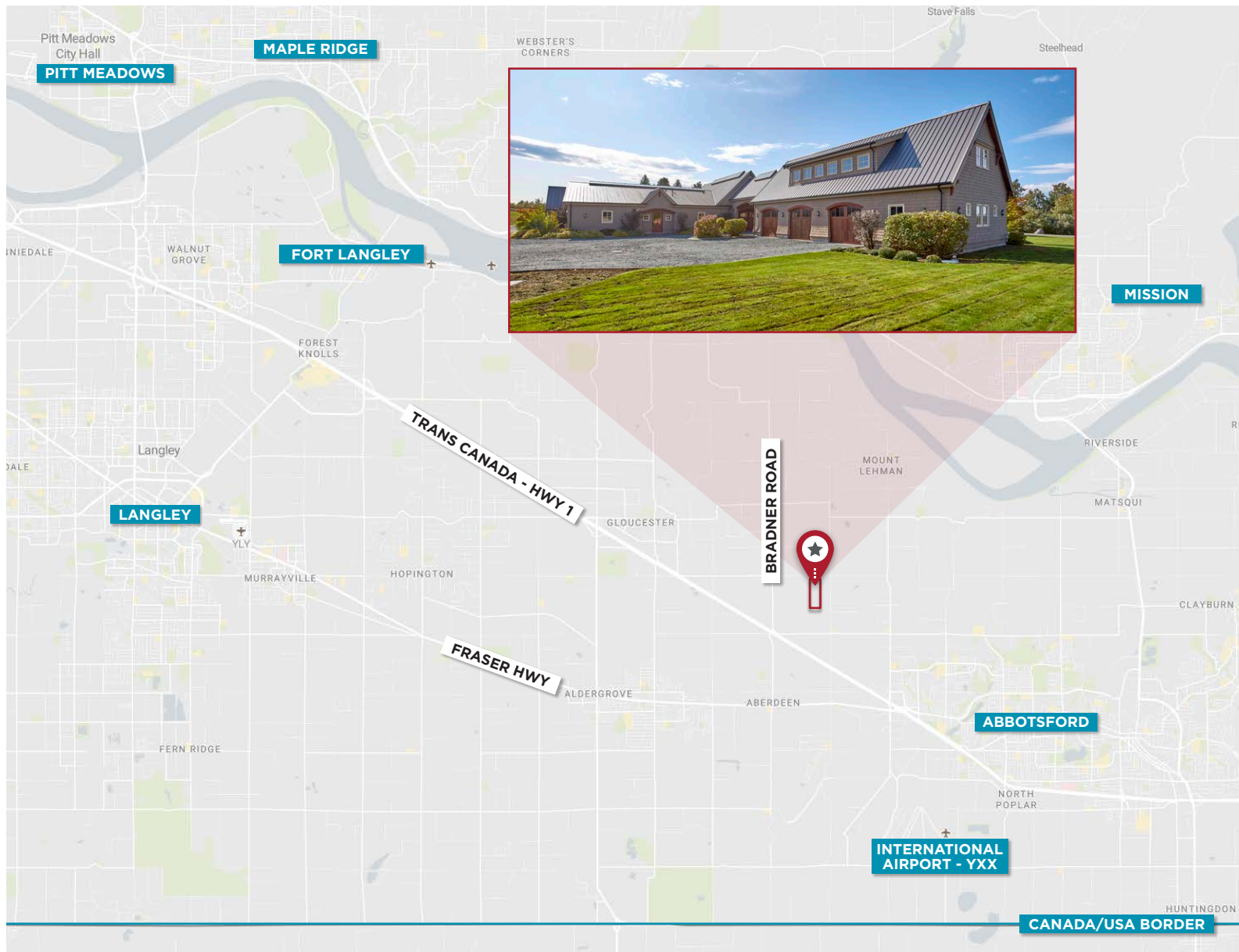
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## DRIVE TIMES

Downtown Vancouver	90 minutes
Downtown Langley	25 minutes
Downtown Abbotsford	15 minutes
Abbotsford International Airport	15 minutes
Greater Vancouver Zoo	12 minutes



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