



Presented by:
Angela Guo PREC*

Angela Guo Team
Metro Edge Realty
Phone: 778-223-6666

angelguo98@gmail.com



Active
R2975647
Board: H
House/Single Family

50284 YALE ROAD

Chilliwack
Rosedale
V2P 6H4

Residential Detached
\$3,200,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$3,200,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1999**
Frontage(feet): **200.00** Bathrooms: **2** Age: **26**
Frontage(metres): **60.96** Full Baths: **2** Zoning: **AL**
Depth / Size: **60.96** Half Baths: **0** Gross Taxes: **\$8,793.29**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **3.97** P.I.D.: **024-298-247** Tax Inc. Utilities?:
Flood Plain: **No** Tour:
View: **Yes: MOUNTAINS**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
Construction: **Concrete Block, Frame - Wood**
Exterior: **Brick, Wood**
Foundation: **Concrete Block**
Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**
Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Triple**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate**

Legal: **LOT 2, PLAN LMP39956, SECTION 36, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Barn, Green House, Pool; Outdoor, Storage**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire, Swimming Pool Equip.**

Finished Floor (Main):	1,784	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14'11 x 19'06	Bsmt	Flex Room	9' x 6'06	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	9'07 x 6'01			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	14'11 x 18'07			x	Bsmt 3
Finished Floor (Basement):	1,330	Main	Dining Room	8'02 x 8'06			x	
Finished Floor (Total):	3,114sq. ft.	Main	Primary Bedroom	12' x 33'11			x	
Unfinished Floor:	0	Main	Bedroom	11'07 x 10'11			x	
Grand Total:	3,114sq. ft.	Main	Bedroom	8'03 x 11'07			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	7'08 x 15'01			x	
Suite:		Bsmt	Bedroom	12' x 12'			x	
Basement: Fully Finished		Bsmt	Bedroom	12' x 10'10			x	
		Bsmt	Bedroom	29'04 x 11'02			x	
		Bsmt	Laundry	12' x 7'11			x	
		Bsmt	Den	9'03 x 8'05			x	

Crawl/Bsmt. Height: # of Levels: **1**
of Kitchens: **1** # of Rooms: **14**
Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

Listing Broker(s): **Metro Edge Realty**

Laboutique Realty

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This exceptional property boasts a spacious 7-bedroom home, thoughtfully designed for comfort and functionality. Additionally, it includes a 60' x 90' insulated shop, equipped with 220V wiring, three-phase power, and in-floor heating, as well as loading bays and a dedicated office space. The approximately 60,000 sq. ft. glass greenhouse is well-appointed with a hot water boiler heating system, Argus climate control, and a diesel generator, ensuring optimal growing conditions year-round. Situated in a prime location, this is an outstanding opportunity to acquire a thriving greenhouse business. Contact us today for more details or to schedule a private viewing of this remarkable property.