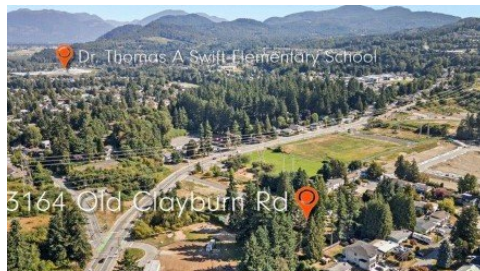


3164 Old Clayburn Road
Abbotsford, V2S 4H3

RE/MAX
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MLS# R3044121



\$1,999,900

5 Bedrooms | 3 Bathrooms | 2,697 Sqft

This exceptional 1.17-acre estate offers a rare combination of lifestyle & investment potential. With preliminary lot approval (PLA) from the City of Abbotsford for 5 single-family, bare-land strata lots, the groundwork for future development is already in place. You can either enjoy the charming family home, featuring in-ground pool, updated windows, & HVAC system, or move forward with the subdivision immediately. Located in a highly sought-after area, this property provides the tranquillity of countryside living while being just minutes from shopping, schools, & Highway 1 access. With East Abbotsford's detached home prices stabilizing, this is a smart investment opportunity: live, develop, or hold for the future. Properties of this size and potential are rarely available don't miss out!



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