



BROILER / BREEDER FARM

(INCLUDES QUOTA) WITH 2 RESIDENCES

LIST PRICE

\$12,999,000

49262 YALE ROAD, CHILLIWACK, BC

PROPERTY FEATURES

- **38.81 ACRES**
- **EXECUTIVE HOME 4-BEDROOM HOME**
- **SECONDARY 4-BEDROOM HOME**
- **LARGE SHOP**
- **5 HORSE STABLES WITH RIDING ARENA**
- **3 FULLY EQUIPPED BROILER / BREEDER BARNES**
- **31,238 TRANSFERABLE QUOTA**
- **8" - 193 DEEP WELL USED FOR IRRIGATION**



CONTACT US



604-316-3244



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EXECUTIVE HOME

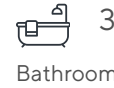
3700+ SQ FT
2-STORY



LIVING ROOM



Bedrooms



Bathrooms



Garage Space

OVERVIEW

Luxury living at its best, with spacious rooms, top-of-the-line amenities, and breathtaking views. No details were spared, this custom-built home has it all!

- Vaulted Ceiling with exposed wooden beams
- Locally sourced stones surrounding a large gas fireplace
- Commercial Size Gas Stove, Fridge & Freezer
- Hide-a-Hose Vacuum System
- Hardwood Floors
- Large Custom Wood Windows
- Wood Burning Fireplace in Rec Room
 - heat can be vented through entire home
- Spacious office/craft room with barn style doors



KITCHEN



REC ROOM



OFFICE / CRAFT ROOM

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ADDITIONAL FEATURES

- Primary Bedroom Includes
 - Full 5 pcs ensuite bathroom with large walk in shower and soaker tub
 - Walk-in Closet
- 2 additional bedrooms on main floor & 1 bedroom upstairs
- 5pcs & 2pcs Bathroom on Main Floor
- 2 - Hot Water Tanks (1 for Primary Bedroom & 1 for remainder of house)
- Large Patio with fireplace, natural gas connection & fish pond



PRIMARY BEDROOM



ENSUITE



BEDROOM



LOFT



FULL BATHROOM



LAUNDRY ROOM

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SECONDARY HOME

1913 SQ FT
2-STORY



KITCHEN



LIVING ROOM



BATHROOM



BEDROOM



UPPER FLR BEDROOM



LAUNDRY ROOM

 4  1
Bedrooms Bathroom

OVERVIEW

Ideal for use as a guest house, rental property, or peaceful country getaway, this lovely 4-bedroom house has everything you need!

- o Spacious kitchen & living area
- o 2-Bedrooms on main floor
- o 4pc bathroom
- o 2-Bedrooms on upper floor
- o Enclosed front porch



FIRST FLOOR



SECOND FLOOR



GARAGE

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BROILER / BREEDER FARM

INCLUDES 31,238
TRANSFERABLE QUOTA

OVERVIEW

This well-maintained broiler breeder farm boasts three spacious barns, each fully outfitted with advanced equipment to ensure optimal health and efficiency in operations

- o 31,238 Transferable Quota
- o 1 - Pullet Barn (40' x 340')
- o 2 - Layer Barns (42' x 400')
- o Service Room (20' x 196')
 - includes Rooster Barn
- o Shenandoah Automatic Nest System
- o ChoreTime Control & Feed System
- o Fancom Weighing Scales
- o 105 KW Generator which services Barns & Main House



EXTERIOR BARN 1



EXTERIOR BARN 2 & 3



SERVICE ROOM



SERVICE ROOM



LAYER BARN



SERVICE ROOM

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SHOPS / HORSE FACILITY

OVERVIEW

On the west side of the property, is a large shop with an attached horse barn and additional shop.

- o Main shop (40' x 104')
 - 5 large overhead doors
 - partitioned into 3 sections
 - middle bay connects with horse stables in the back
- o Horse Barn / Additional Shop
 - 5 well-maintained horse stables
 - Horse riding arena outside
 - Spacious insulated shop with large hydraulic hanger door



INTERIOR SHOP



EXT. NORTH SIDE SHOP



EXT. WEST SIDE SHOP



EXTERIOR



HORSE STABLES



HORSE ARENA

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