



Presented by:
P.A. 'Doc' Livingston PREC*

Blue West Realty
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Active
R2723404

Board: F
Manufactured with Land

1883 SHORE CRESCENT

Abbotsford
Central Abbotsford
V2S 5H1

Residential Detached

\$475,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$525,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1979
Frontage(feet): 40.00	Bathrooms: 1	Age: 44
Frontage(metres): 12.19	Full Baths: 1	Zoning: RS-3I
Depth / Size: 100	Half Baths: 0	Gross Taxes: \$2,323.75
Lot Area (sq.ft.): 4,000.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.09	P.I.D.: 005-230-306	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Manufactured/Mobile**
Construction: **Manufactured/Mobile**
Exterior: **Aluminum**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: Parking Access: **Front**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: **2 blocks** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes :YES SOLD AS IS**
Floor Finish: **Other**

Legal: **LOT 116, PLAN NWP48353, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cleared, Paved Road**

Features:

Finished Floor (Main):	780	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	0' x 0'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	0' x 0'			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	0' x 0'			x	
Finished Floor (Basement):	0	Main	Bedroom	0' x 0'			x	
Finished Floor (Total):	780sq. ft.	Main	Bedroom	0' x 0'			x	
Unfinished Floor:	0	Main	Office	0' x 0'			x	
Grand Total:	780sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Single Wide	Registered in MHR?: No	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE: 419732	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group-West Coast Realty**

Unbelievable opportunity! Offering a level 4000 sq ft lot with habitable mobile home (requires considerable renos) exempt from CSA Registration! NO PAD FEES! Located in a desirable centrally located neighborhood! Abbotsford City Centre, UFV and Highway 1 all close by. Land Use Contract in effect until 2024 and then City calls for detached dwellings in the area. Call City Hall to confirm details. This is an ideal holding property! All offers are subject to court order. Property is sold As is/Where is. Don't miss out on this hidden gem!



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Active
R2716078
Board: F
House/Single Family

32037 SORRENTO AVENUE

Abbotsford
Abbotsford West
V2T 5B8

Residential Detached

\$997,500 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,119,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1988
Frontage(feet): 60.00	Bathrooms: 3	Age: 35
Frontage(metres): 18.29	Full Baths: 3	Zoning: RS3
Depth / Size: 100	Half Baths: 0	Gross Taxes: \$4,720.47
Lot Area (sq.ft.): 6,000.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.14	P.I.D.: 003-943-950	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Wood**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
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: **Wall/Wall/Mixed**

Legal: **LOT 4, PLAN NWP71489, SECTION 29, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main):	1,246	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'10 x 12'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10'1 x 9'8			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	11'0 x 12'0			x	Main 3
Finished Floor (Basement):	953	Main	Primary Bedroom	10'11 x 13'3			x	Bsmt 4
Finished Floor (Total):	2,199sq. ft.	Main	Bedroom	10'7 x 9'5			x	
Unfinished Floor:	0	Main	Bedroom	9'1 x 10'2			x	
Grand Total:	2,199sq. ft.	Main	Nook	9'8 x 7'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Foyer	11'9 x 7'9			x	
Suite: Legal Suite		Bsmt	Recreation Room	22'4 x 9'8			x	
Basement: Fully Finished, Separate Entry		Bsmt	Bedroom	8'9 x 10'7			x	
		Bsmt	Bedroom	8'9 x 12'0			x	
		Bsmt	Kitchen	9'2 x 13'10			x	
		Bsmt	Utility	2'8 x 6'10			x	

Crawl/Bsmt. Height:
of Kitchens: **2**

of Levels: **2**
of Rooms: **13**

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

ByLaw Restrictions:

Listing Broker(s): **RE/MAX Little Oak Realty (Abbotsford)**

Basement entry home in Fairfield Estates. 3 bedrooms up with a 2 bedroom legal suite with separate entrance. Close to all levels of schools and Matsqui Rec Centre. Great home for the growing family or investor. Call today to book your showing!