



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
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**Active**  
**R2373161**  
Board: F  
House/Single Family

**31074 SOUTHERN DRIVE**

Abbotsford  
Abbotsford West  
V2T 5K3

Residential Detached

**\$719,900** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$774,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1989</b>
Depth / Size:	Bathrooms:	<b>4</b>	Age: <b>30</b>
Lot Area (sq.ft.): <b>5,800.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS-3</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,168.56</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>008-750-556</b>
			Tour:

View: :  
Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **Sanitation**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Brick, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: **5** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double, RV Parking Avail.**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Legal: **PL 75922 LT 30 SEC 24 TWP 13**

Amenities: **Pool; Outdoor**

Site Influences: **Central Location**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'			x			x
Main	Dining Room	12' x 11'3			x			x
Main	Kitchen	13'6 x 10'8			x			x
Main	Family Room	13'6 x 12'8			x			x
Above	Master Bedroom	15'6 x 12'			x			x
Above	Bedroom	12'10 x 10'			x			x
Above	Bedroom	11'3 x 10'			x			x
Below	Bedroom	11'5 x 11'4			x			x
Below	Sauna	6' x 6'			x			x
Below	Recreation	13'6 x 30'			x			x

Finished Floor (Main):	<b>1,081</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>931</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,080</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,092 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Below</b>	<b>3</b>	<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished, Separate Entry</b>	6				
Grand Total:	<b>3,092 sq. ft.</b>		7				
			8				

Listing Broker(s): **RE/MAX results realty**

**RE/MAX results realty**

**Beautiful family home with lots of features including hardwood flooring, crown moldings, vaulted ceilings, sauna, and outdoor pool!! This Big Family home has 3 spacious bdrms up and one more in the bsmt (with separate entry), 4 baths & bonus theatre room...With 3 floors there is enough room for your growing family!! 2 mins from Highstreet Shopping centre, 15 mins to Abbotsford Int'l airport & 5 mins to HWY 1 & just around the corner from Blue Jay Elementary!! Call today for your personal showing.**



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**Active**  
**R2390810**

Board: F  
Manufactured with Land

**1883 SHORE CRESCENT**

Abbotsford  
Central Abbotsford  
V2S 5H1

Residential Detached

**\$322,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>40.00</b>	Original Price: <b>\$322,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1979</b>
Depth / Size: <b>100</b>	Bathrooms:	<b>1</b>	Age: <b>40</b>
Lot Area (sq.ft.): <b>4,000.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS3</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,639.33</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>005-230-306</b>
			Tour:
View: <b>No :</b>			
Complex / Subdiv:			
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>			
Sewer Type: <b>City/Municipal</b>			

Style of Home: **Manufactured/Mobile, Rancher/Bungalow**  
Construction: **Manufactured/Mobile**  
Exterior: **Aluminum**  
Foundation: **Concrete Slab**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit: **2 Blks** Dist. to School Bus: **2 Blks**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **Yes: Sold "AS IS"**  
Fixtures Rmvd: **Yes: Sold "AS IS"**  
Floor Finish: **Other**

Legal: **LOT 116 SEC 15 TWP 16 NWD PLAN 48353 MHR# 44891 CSA# 429732**

Amenities: **None**

Site Influences:

Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 11'			x			x
Main	Kitchen	11' x 10'			x			x
Main	Bedroom	10' x 10'4			x			x
Main	Bedroom	8'7 x 7'			x			x
Main	Bedroom	8'8 x 7'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>780</b>	# of Rooms:	<b>5</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3				Pool:
Finished Floor (Total):	<b>780 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement:	<b>None</b>	6				
Grand Total:	<b>780 sq. ft.</b>			7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/120)**

**A perfectly located 4,000 Sqft lot in an amazing mobile home neighborhood. No pad rental-You own the land. Site is fully serviced and located on quiet through street. Home is need of serious TLC. Value mostly in land. Just minutes to UFV, hospital, freeway access, shopping and other amenities.**