



Presented by:  
**Micky Kandola**  
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**Active**  
**R2723404**

Board: F  
 Manufactured with Land

## 1883 SHORE CRESCENT

Abbotsford  
 Central Abbotsford  
 V2S 5H1

Residential Detached

**\$525,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$525,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1979</b>
Frontage(feet): <b>40.00</b>	Bathrooms: <b>1</b>	Age: <b>43</b>
Frontage(metres): <b>12.19</b>	Full Baths: <b>1</b>	Zoning: <b>RS-31</b>
Depth / Size: <b>100</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,323.75</b>
Lot Area (sq.ft.): <b>4,000.00</b>	Rear Yard Exp:	For Tax Year: <b>2022</b>
Lot Area (acres): <b>0.09</b>	P.I.D.: <b>005-230-306</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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, MANUFACTURED HOME REG.# 44891**

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	Master 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	
				x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
Suite:				x			x	
Basement:None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Single Wide	Registered in MHR?:Yes	PAD Rental:				
# of Kitchens:1	# of Rooms: 6	MHR#: 44891	CSA/BCE: 419732	Maint. Fee:				
ByLaw Restrictions:								

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

**Fantastic investment opportunity! Level, 4000 sq ft lot with habitable mobile home ( requires considerable renos)located in a desirable centrally located neighbourhood.! Abbotsford city centre, UFV and Highway 1 all close by. Land Use Contract until 2024 and then City currently calls for detached dwellings in the area- this is an ideal holding property . (Call City Hall to confirm details)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**  
**R2734539**  
 Board: F  
 House/Single Family

### 3654 HURST CRESCENT

Abbotsford  
 Abbotsford East  
 V2S 6G8

Residential Detached

**\$899,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$899,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1981**  
 Frontage(feet): **70.21** Bathrooms: **3** Age: **41**  
 Frontage(metres): **21.40** Full Baths: **2** Zoning: **SFD**  
 Depth / Size: Half Baths: **1** Gross Taxes: **\$4,146.54**  
 Lot Area (sq.ft.): **7,449.00** Rear Yard Exp: For Tax Year: **2022**  
 Lot Area (acres): **0.17** P.I.D.: **002-182-122** Tax Inc. Utilities?: **No**  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: **Yes: CASCADE MOUNTAINS**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **4 Level Split**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Slab**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces: **2**  
 Fireplace Fuel: **Propane Gas**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Patio(s) &**  
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double, RV Parking Avail.**  
 Driveway Finish: **Asphalt**  
 Dist. to Public Transit: **1-2 blocks** Dist. to School Bus: **5-6 blocks**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Mixed, Tile**

Legal: **LOT 128, PLAN NWP59833, DISTRICT LOT 204/205, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby**  
 Features: **Air Conditioning**

Finished Floor (Main):	1,332	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	685	Main	Living Room	19'4 x 13'4			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'6 x 11'10			x	Main	2
Finished Floor (Below):	648	Main	Kitchen	15'4 x 11'5			x	Above	3
Finished Floor (Basement):	0	Main	Family Room	14'11 x 12'11			x	Above	3
Finished Floor (Total):	2,665sq. ft.	Main	Flex Room	20'6 x 11'8			x		
Unfinished Floor:	0	Main	Foyer	6'1 x 7'2			x		
Grand Total:	2,665sq. ft.	Above	Bedroom	9'8 x 9'10			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'9 x 9'10			x		
		Above	Master Bedroom	13'6 x 13'1			x		
		Below	Recreation Room	18'1 x 24'4			x		
		Below	Storage	10'3 x 12'11			x		
Suite: <b>None</b>				x			x		
Basement: <b>Full</b>				x			x		
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:					
# of Kitchens: <b>1</b>	# of Rooms: <b>11</b>	MHR#:	CSA/BCE:	Maint. Fee:					
ByLaw Restrictions:									

Listing Broker(s): **Oakwyn Realty Ltd.**

**Boo! You can be on a safe, family-friendly trick or treat street in a 2600sf home by Halloween! Perfect 2 level split with basement family home for kids of any age - 3 beds and 2 baths up (and a potential 4th bedroom) – just needs a little polish! Great main level layout for living, dining and large kitchen that lookout to the kids playing in the grassy 7000sf lot. Sunken family room hides kids' toys with rear walkout at grade. Flex room/office leads down to basement rec room w/ storage. A/C, central vac, granite flooring, high-efficiency windows, furnace & toilets, and double garage! Near Robert Bateman Park, Swift Elementary, Clayburn Middle, Bateman Secondary. This home is a treat!**



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**Active**  
**R2716078**  
 Board: F  
 House/Single Family

### 32037 SORRENTO AVENUE

Abbotsford  
 Abbotsford West  
 V2T 5B8

Residential Detached

**\$1,050,000** (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: **34**  
 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	Master 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: <b>Legal Suite</b>		Bsmt	Recreation Room	22'4 x 9'8			x	
Basement: <b>Fully Finished, Separate Entry</b>		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!**