



Presented by:  
**Brian Chen**  
 Keller Williams Elite Realty  
 Phone: 778-858-0136

brianchen747@gmail.com



**Active**  
**R2699695**

Board: F  
 Manufactured with Land

## 1883 SHORE CRESCENT

Abbotsford  
 Central Abbotsford  
 V2S 5H1

Residential Detached

**\$645,000** (LP)  
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$645,000</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-3</b>
Depth / Size: <b>100</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,028.71</b>
Lot Area (sq.ft.): <b>4,000.00</b>	Rear Yard Exp:	For Tax Year: <b>2021</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 :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**

**Awesome, level 4000 sq ft lot with a 3 bedroom mobile home in a very much in demand neighbourhood. Centrally located on a quiet street near Abbotsford City Centre, UFV, and Hwy 1. The mobile home requires TLC. The value is primarily in the land. Land Use Contract is in place until 2024 but one could apply to the City for rezoning before. Underlying zoning indicates detached homes . Check with the City for details. Drive by this gem and you will be pleasantly surprised. Property is sold AS IS/WHERE IS.**