



Presented by:

Mylyne Santos PREC*

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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: \$525,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1979
Frontage(feet): 40.00	Bathrooms: 1	Age: 43
Frontage(metres): 12.19	Full Baths: 1	Zoning: RS-31
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, 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	
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?: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
R2716078
Board: F
House/Single Family

32037 SORRENTO AVENUE

Abbotsford
Abbotsford West
V2T 5B8

Residential Detached

\$1,085,000 (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: 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 Levels: **2**
of Kitchens: **2** # of Rooms: **13**

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

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!