2074 MAJESTIC CRESCENT ABBOTSFORD

Abbotsford West, V2T 3G1

| Residential Detached |
|-----------------------------|
| \$1,249,000 (LP) |

| Depth/Size (ft): | | Bedrooms: | 5 | Approx. Year Buil | t: 1975 | 5 | |
|--|--|---|--|--|--|--|--|
| Frontage (ft): | 73.00 | Bathrooms: | 2 | Age: | 49 | | |
| Lot Area: (sq.ft.) | 7,300.00 | Full Baths: | 2 | Zoning: | RS3I | I | |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$4,9 | 12.18 | |
| Rear Yard Exp: | | | | For Tax Year: | 2023 | } | |
| View: | Yes | | | P.I.D.: | 000-8 | 868-621 | |
| Style of Home: | 2 Storey, Split Entry | | Parking: | Total: 5 - Covered: | 1 | | |
| Construction: | Frame - Wood | | Covered Parking: | 1 | | | |
| Exterior: | Brick,Vinyl | | Parking Access: | | | | |
| oundation: | | | Parking: | Garage; Single | | | |
| Rain Screen: | | | Locker: | | | | |
| Renovations: | | | Units in Dev: | | | | |
| f of Fireplaces: | 1 - Fuel: Natural Gas | | Distance to: | | | | |
| Nater Supply: | City/Municipal | | Title to Land: | Freehold NonStrat | Freehold NonStrata | | |
| Fuel/Heating: | Forced Air | | Property Disc: | Yes | | | |
| Outdoor Area: | Fenced Yard,Patio(s) 8 | & Deck(s) | PAD Rental: | | | | |
| Type of Roof: | Torch-On | | Fixtures Leased: | No | | | |
| Floor Finish: | | | Fixtures Rmvd: | No | | | |
| | | | | | | | |
| View: | Yes : Mountains | | | | | | |
| Mgmt. Company: | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Services Connected: | | ,Sanitary Sewer,Storm Sewer,Wate | | | | | |
| Services Connected: Legal: | LOT 262, PLAN NWP4 | 40431, PART NE1/4, SECTION 17, | | MINSTER LAND DISTRIC | ст | | |
| Services Connected: Legal: Amenities: | LOT 262, PLAN NWP4 In Suite Laundry,Indep | 40431, PART NE1/4, SECTION 17, bendent living | | MINSTER LAND DISTRIC | СТ | | |
| Services Connected: Legal: Amenities: Site Influences: | LOT 262, PLAN NWP In Suite Laundry,Indep Central Location,Priva | 40431, PART NE1/4, SECTION 17, bendent living te Yard | | MINSTER LAND DISTRIC | ст | | |
| Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: | LOT 262, PLAN NWP4 In Suite Laundry,Indep | 40431, PART NE1/4, SECTION 17, bendent living te Yard | | MINSTER LAND DISTRIC | ст | | |
| Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: | LOT 262, PLAN NWP4 In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/Stv | 40431, PART NE1/4, SECTION 17, bendent living te Yard ve/DW | TOWNSHIP 16, NEW WEST | MINSTER LAND DISTRIC | ст | | |
| Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: | LOT 262, PLAN NWP4 In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/Stv | 40431, PART NE1/4, SECTION 17, bendent living te Yard | TOWNSHIP 16, NEW WEST | MINSTER LAND DISTRIC | ст | | |
| Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): | LOT 262, PLAN NWP4 In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/Stv Century 21 Coastal Re | 40431, PART NE1/4, SECTION 17, bendent living te Yard ve/DW ealty Ltd., Century 21 Coastal Reali Dimensions | TOWNSHIP 16, NEW WEST | Туре | Dimen | | |
| Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): | LOT 262, PLAN NWP4 In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/Stv Century 21 Coastal Re Type Living Room | 40431, PART NE1/4, SECTION 17, bendent living te Yard ve/DW ealty Ltd., Century 21 Coastal Real Dimensions 15'0 x 12'0 | TOWNSHIP 16, NEW WEST ty Ltd. Floor Bsmt | Type Living Room | Dimen : 20' x 14 | 4' | |
| Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main | LOT 262, PLAN NWP4 In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/Stv Century 21 Coastal Re Type Living Room Dining Room | 40431, PART NE1/4, SECTION 17, bendent living te Yard ve/DW ealty Ltd., Century 21 Coastal Realt Dimensions 15'0 x 12'0 12'0 x 11'0 | TOWNSHIP 16, NEW WEST | Type Living Room Kitchen | Dimen 20' x 14 10' x 7' | 4' | |
| Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main | LOT 262, PLAN NWP4 In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/Stv Century 21 Coastal Re Type Living Room Dining Room Kitchen | 40431, PART NE1/4, SECTION 17, bendent living te Yard ve/DW ealty Ltd., Century 21 Coastal Realt Dimensions 15'0 x 12'0 12'0 x 11'0 18'0 x 13'0 | TOWNSHIP 16, NEW WEST ty Ltd. Floor Bsmt Bsmt Bsmt | Type Living Room Kitchen Bedroom | Dimen 20' x 14 10' x 7' 15' x 1 ⁻ | 4' 1' | |
| Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main | LOT 262, PLAN NWP4 In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/Stv Century 21 Coastal Re Type Living Room Dining Room Kitchen Primary Bedroom | 40431, PART NE1/4, SECTION 17, bendent living te Yard ve/DW ealty Ltd., Century 21 Coastal Realt Dimensions 15'0 x 12'0 12'0 x 11'0 18'0 x 13'0 15'0 x 14'0 | TOWNSHIP 16, NEW WEST | Type Living Room Kitchen | Dimen 20' x 14 10' x 7' | 4' 1' | |
| Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main | LOT 262, PLAN NWP4 In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/Stv Century 21 Coastal Re Type Living Room Dining Room Kitchen Primary Bedroom Bedroom | 40431, PART NE1/4, SECTION 17, bendent living te Yard ve/DW ealty Ltd., Century 21 Coastal Realt Dimensions 15'0 x 12'0 12'0 x 11'0 18'0 x 13'0 15'0 x 14'0 12'0 x 12'0 | TOWNSHIP 16, NEW WEST ty Ltd. Floor Bsmt Bsmt Bsmt | Type Living Room Kitchen Bedroom | Dimen 20' x 14 10' x 7' 15' x 1 ⁻ | 4' 1' | |
| Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main | LOT 262, PLAN NWP4 In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/Stv Century 21 Coastal Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom | 40431, PART NE1/4, SECTION 17, bendent living te Yard ve/DW ealty Ltd., Century 21 Coastal Real Dimensions 15'0 x 12'0 12'0 x 11'0 18'0 x 13'0 15'0 x 14'0 12'0 x 12'0 15'0 x 13'0 | TOWNSHIP 16, NEW WEST ty Ltd. Floor Bsmt Bsmt Bsmt | Type Living Room Kitchen Bedroom | Dimen 20' x 14 10' x 7' 15' x 1 ⁻ | 4' 1' | |
| Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main | LOT 262, PLAN NWP4 In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/Stv Century 21 Coastal Re Type Living Room Dining Room Kitchen Primary Bedroom Bedroom | 40431, PART NE1/4, SECTION 17, bendent living te Yard ve/DW ealty Ltd., Century 21 Coastal Realt Dimensions 15'0 x 12'0 12'0 x 11'0 18'0 x 13'0 15'0 x 14'0 12'0 x 12'0 | TOWNSHIP 16, NEW WEST ty Ltd. Floor Bsmt Bsmt Bsmt | Type Living Room Kitchen Bedroom | Dimen 20' x 14 10' x 7' 15' x 1 ⁻ | 4' 1' | |
| Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main | LOT 262, PLAN NWP4 In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/Stv Century 21 Coastal Re Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Solarium | 40431, PART NE1/4, SECTION 17, bendent living te Yard ve/DW ealty Ltd., Century 21 Coastal Realt Dimensions 15'0 x 12'0 12'0 x 11'0 18'0 x 13'0 15'0 x 14'0 12'0 x 14'0 12'0 x 12'0 15'0 x 13'0 11'0 x 10'0 # Of Rooms: | TOWNSHIP 16, NEW WEST ty Ltd. Floor Bsmt Bsmt Bsmt Bsmt Bsmt 11 | Type Living Room Kitchen Bedroom Bedroom | Dimens 20' x 14 10' x 7' 15' x 17 11' x 12 # of Pieces | 4' 2' Ensuite? | |
| Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): | LOT 262, PLAN NWP4 In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/Stv Century 21 Coastal Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Solarium | 40431, PART NE1/4, SECTION 17, bendent living te Yard ve/DW ealty Ltd., Century 21 Coastal Realt Dimensions 15'0 x 12'0 12'0 x 11'0 18'0 x 13'0 15'0 x 14'0 12'0 x 12'0 15'0 x 12'0 15'0 x 13'0 11'0 x 10'0 # Of Rooms: # Of Kitchens: | TOWNSHIP 16, NEW WEST by Ltd. Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 11 2 | Type Living Room Kitchen Bedroom Bedroom | Dimen: 20' x 14 10' x 7' 15' x 17 11' x 12 # of Pieces 4 | 4' 1' <u>2'</u> Ensuite? No | |
| Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Coor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): | LOT 262, PLAN NWP4 In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/Stv Century 21 Coastal Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Solarium | 40431, PART NE1/4, SECTION 17, bendent living te Yard ve/DW ealty Ltd., Century 21 Coastal Real Dimensions 15'0 x 12'0 12'0 x 11'0 18'0 x 13'0 15'0 x 14'0 12'0 x 12'0 15'0 x 12'0 15'0 x 13'0 11'0 x 10'0 # Of Rooms: # Of Kitchens: # Of Levels: | TOWNSHIP 16, NEW WEST ty Ltd. Floor Bsmt Bsmt Bsmt Bsmt 11 2 2 | Type Living Room Kitchen Bedroom Bedroom | Dimens 20' x 14 10' x 7' 15' x 17 11' x 12 # of Pieces | 4' 2' Ensuite? | |
| Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main | LOT 262, PLAN NWP4 In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/Stv Century 21 Coastal Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Solarium | 40431, PART NE1/4, SECTION 17, bendent living te Yard ve/DW ealty Ltd., Century 21 Coastal Real Dimensions 15'0 x 12'0 12'0 x 11'0 18'0 x 13'0 15'0 x 14'0 12'0 x 12'0 15'0 x 13'0 11'0 x 10'0 # Of Rooms: # Of Kitchens: # Of Levels: Suite: | TOWNSHIP 16, NEW WEST by Ltd. Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 11 2 | Type Living Room Kitchen Bedroom Bedroom | Dimen: 20' x 14 10' x 7' 15' x 17 11' x 12 # of Pieces 4 | 4' 1' <u>2'</u> Ensuite? No | |
| Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): | LOT 262, PLAN NWP4 In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/Stv Century 21 Coastal Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Solarium 1,320 sqft 0 sqft 0 sqft 880 sqft 2,200 sqft | 40431, PART NE1/4, SECTION 17, bendent living te Yard ve/DW ealty Ltd., Century 21 Coastal Real Dimensions 15'0 x 12'0 12'0 x 11'0 18'0 x 13'0 15'0 x 14'0 12'0 x 12'0 15'0 x 12'0 15'0 x 13'0 11'0 x 10'0 # Of Rooms: # Of Kitchens: # Of Levels: | TOWNSHIP 16, NEW WEST by Ltd. Floor Bsmt Bsmt Bsmt Bsmt In Smt In | Type Living Room Kitchen Bedroom Bedroom | Dimen: 20' x 14 10' x 7' 15' x 17 11' x 12 # of Pieces 4 | 4' 1' <u>2'</u> Ensuite? No | |
| Services Connected: Legal: Amenities: Site Influences: | LOT 262, PLAN NWP4 In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/Stv Century 21 Coastal Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Solarium | 40431, PART NE1/4, SECTION 17, bendent living te Yard ve/DW ealty Ltd., Century 21 Coastal Real Dimensions 15'0 x 12'0 12'0 x 11'0 18'0 x 13'0 15'0 x 14'0 12'0 x 12'0 15'0 x 13'0 11'0 x 10'0 # Of Rooms: # Of Kitchens: # Of Levels: Suite: | TOWNSHIP 16, NEW WEST ty Ltd. Floor Bsmt Bsmt Bsmt Bsmt 11 2 2 Unauthorized Suite Full,Fully Finished,Separate | Type Living Room Kitchen Bedroom Bedroom | Dimen: 20' x 14 10' x 7' 15' x 17 11' x 12 # of Pieces 4 | 4' 1' <u>2'</u> Ensuite? No | |
| Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Besmt): Finished Floor (Total): Unfinished Floor: | LOT 262, PLAN NWP4 In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/Stv Century 21 Coastal Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Solarium 1,320 sqft 0 sqft 0 sqft 880 sqft 2,200 sqft 0 sqft 0 sqft | 40431, PART NE1/4, SECTION 17, bendent living te Yard ve/DW ealty Ltd., Century 21 Coastal Real Dimensions 15'0 x 12'0 12'0 x 11'0 18'0 x 13'0 15'0 x 14'0 12'0 x 12'0 15'0 x 12'0 x 12'0 15'0 x 12'0 x 12'0 15'0 x 12'0 x | TOWNSHIP 16, NEW WEST ty Ltd. Floor Bsmt Bsmt Bsmt Bsmt 11 2 2 2 Unauthorized Suite Full,Fully | Type Living Room Kitchen Bedroom Bedroom | Dimen: 20' x 14 10' x 7' 15' x 17 11' x 12 # of Pieces 4 | 4' 1' <u>2'</u> Ensuite? No | |

Fully renovated split entry home in a desirable Central/west Abbotsford area! This 3 bedroom on main floor with 2 bedroom suite Home on a 2,200 sq.ft. is in the City's Urban Infill 3 designation, perfect opportunity to subdivide into 2 lots! Live in it now and develop in the future. Prime location near Mill Lake Park, Steps away from Abbotsford Hospital and couple minutes away from Freeway entrance. Ideal for someone looking to upsize from a townhome or a savvy investor. This home features Central AC, SS Appliances, new Kitchens, quartz countertops, updated bathrooms, New lighting and much more! Separate Laundry for upstairs and downstairs. Book your personal showing today!!



The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.