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'	
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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?	
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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!!



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