2074 MAJESTIC CRESCENT ABBOTSFORD

Abbotsford West, V2T 3G1

Residential Detached
\$1,235,000 (LP)

Depth/Size (ft):		Bedrooms:	5	Approx. Year Bui	lt: 1975	5
Frontage (ft):	73.00	Bathrooms:	2	Age:	49	
ot Area: (sq.ft.)	7,300.00	Full Baths:	2	Zoning:	RS3	I
lood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,9	12.18
Rear Yard Exp:				For Tax Year:	2023	
View:	Yes			P.I.D.:	000-	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:			
# of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
Fuel/Heating:	Forced Air		Property Disc:	Yes		
Outdoor Area:	Fenced Yard, Patio(s)	& Deck(s)	PAD Rental:			
Type of Roof:	Torch-On		Fixtures Leased:	No		
Floor Finish:			Fixtures Rmvd:	No		
View:	Yes : Mountains					
-						
Mgmt. Company:						
Mgmt. Company: Complex / Subdiv:	Electricity,Natural Gas	s,Sanitary Sewer,Storm Sewer,Wa	ter			
Mgmt. Company: Complex / Subdiv: Services Connected:		s,Sanitary Sewer,Storm Sewer,Wa 40431, PART NE1/4, SECTION 13		MINSTER LAND DISTRI	СТ	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:		40431, PART NE1/4, SECTION 1		MINSTER LAND DISTRI	СТ	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	LOT 262, PLAN NWP	40431, PART NE1/4, SECTION 12 pendent living		MINSTER LAND DISTRI	СТ	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	LOT 262, PLAN NWP In Suite Laundry,Indep Central Location,Priva	40431, PART NE1/4, SECTION 1 pendent living ate Yard		MINSTER LAND DISTRI	СТ	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	LOT 262, PLAN NWP In Suite Laundry, Indep	40431, PART NE1/4, SECTION 1 pendent living ate Yard		MINSTER LAND DISTRI	СТ	
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 262, PLAN NWP- In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/St	40431, PART NE1/4, SECTION 1 pendent living ate Yard ve/DW	7, TOWNSHIP 16, NEW WEST	MINSTER LAND DISTRI	CT	sions
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	LOT 262, PLAN NWP- In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Coastal Re Type	40431, PART NE1/4, SECTION 12 pendent living tte Yard ve/DW ealty Ltd., Century 21 Coastal Rea Dimensions	7, TOWNSHIP 16, NEW WEST alty Ltd.	Туре	Dimen	4'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	LOT 262, PLAN NWP- In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Coastal Re Type Living Room	40431, PART NE1/4, SECTION 12 pendent living ate Yard ve/DW ealty Ltd., Century 21 Coastal Rea Dimensions 15'0 x 12'0	r, TOWNSHIP 16, NEW WEST alty Ltd. Floor Bsmt	Type Living Room	Dimen 20' x 14	4'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	LOT 262, PLAN NWP- In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Coastal Re Type Living Room Dining Room	40431, PART NE1/4, SECTION 12 pendent living ate Yard ve/DW ealty Ltd., Century 21 Coastal Rea Dimensions 15'0 x 12'0 12'0 x 11'0	7, TOWNSHIP 16, NEW WEST alty Ltd. Floor Bsmt Bsmt	Type Living Room Kitchen	Dimen 20' x 14 10' x 7'	4' 1'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	LOT 262, PLAN NWP- In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Coastal Re Type Living Room Dining Room Kitchen	40431, PART NE1/4, SECTION 13 pendent living ate Yard ve/DW ealty Ltd., Century 21 Coastal Res Dimensions 15'0 x 12'0 12'0 x 11'0 18'0 x 13'0	7, TOWNSHIP 16, NEW WEST alty Ltd. Floor Bsmt Bsmt Bsmt	Type Living Room Kitchen Bedroom	Dimen 20' x 14 10' x 7' 15' x 1	4' 1'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	LOT 262, PLAN NWP- In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Coastal Re Type Living Room Dining Room Kitchen Primary Bedroom	40431, PART NE1/4, SECTION 13 pendent living ate Yard ve/DW ealty Ltd., Century 21 Coastal Res Dimensions 15'0 x 12'0 12'0 x 11'0 18'0 x 13'0 15'0 x 14'0	7, TOWNSHIP 16, NEW WEST alty Ltd. Floor Bsmt Bsmt Bsmt	Type Living Room Kitchen Bedroom	Dimen 20' x 14 10' x 7' 15' x 1	4' 1'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	LOT 262, PLAN NWP- In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Coastal Re Type Living Room Dining Room Kitchen Primary Bedroom Bedroom	40431, PART NE1/4, SECTION 12 pendent living ate Yard ve/DW ealty Ltd., Century 21 Coastal Rea 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	7, TOWNSHIP 16, NEW WEST alty 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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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	LOT 262, PLAN NWP- In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Coastal Re Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Solarium	40431, PART NE1/4, SECTION 11 pendent living the Yard ve/DW ealty Ltd., Century 21 Coastal Rea 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	r, TOWNSHIP 16, NEW WEST alty Ltd. Floor Bsmt Bsmt Bsmt Bsmt Bsmt	Type Living Room Kitchen Bedroom Bedroom	Dimen 20' x 14 10' x 7' 15' x 1 11' x 12	4' 1' 2'
Mgmt. Company: Complex / Subdiv: 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 NWP- In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Coastal Re Curving Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Solarium	40431, PART NE1/4, SECTION 11 pendent living the Yard ve/DW ealty Ltd., Century 21 Coastal Res 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:	r, TOWNSHIP 16, NEW WEST alty Ltd. Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Living Room Kitchen Bedroom Bedroom	Dimen 20' x 14 10' x 7' 15' x 1 11' x 12 # of Pieces	4' 1' 2' Ensuite?
Mgmt. Company: Complex / Subdiv: 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 (Main): Finished Floor (Below):	LOT 262, PLAN NWP- In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Coastal Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Solarium	40431, PART NE1/4, SECTION 13 pendent living the Yard ve/DW ealty Ltd., Century 21 Coastal Rea 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:	7, TOWNSHIP 16, NEW WEST alty Ltd. Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 11 2	Type Living Room Kitchen Bedroom Bedroom Bedroom	Dimen 20' x 14 10' x 7' 15' x 1' 11' x 12 # of Pieces 4	4' 1' 2' Ensuite? No
Mgmt. Company: Complex / Subdiv: 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): Finished Floor (Below): Finished Floor (Bsmt):	LOT 262, PLAN NWP- In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Coastal Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Solarium	40431, PART NE1/4, SECTION 11 pendent living the Yard ve/DW ealty Ltd., Century 21 Coastal Rea Dimensions 15'0 × 12'0 12'0 × 11'0 18'0 × 13'0 15'0 × 14'0 12'0 × 12'0 15'0 × 12'0 15'0 × 13'0 11'0 × 10'0 # Of Rooms: # Of Kitchens: # Of Levels:	7, TOWNSHIP 16, NEW WEST alty Ltd. Floor Bsmt Bsmt Bsmt Bsmt Bsmt 11 2 2	Type Living Room Kitchen Bedroom Bedroom Bedroom	Dimen 20' x 14 10' x 7' 15' x 1' 11' x 12 # of Pieces 4	4' 1' 2' Ensuite? No
Mgmt. Company: Complex / Subdiv: 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 (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	LOT 262, PLAN NWP- In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Coastal Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Solarium	40431, PART NE1/4, SECTION 11 pendent living the Yard ve/DW ealty Ltd., Century 21 Coastal Rea 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: Suite:	7, TOWNSHIP 16, NEW WEST alty Ltd. Floor Bsmt Bsmt Bsmt Bsmt 11 2 2 Unauthorized Suite Full,Fully	Type Living Room Kitchen Bedroom Bedroom Bedroom	Dimen 20' x 14 10' x 7' 15' x 1' 11' x 12 # of Pieces 4	4' 1' 2' Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	LOT 262, PLAN NWP- In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/St 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 11 pendent living the Yard ve/DW ealty Ltd., Century 21 Coastal Rea 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: Suite:	7, TOWNSHIP 16, NEW WEST alty Ltd. Floor Bsmt Bsmt Bsmt Bsmt 11 2 2 Unauthorized Suite	Type Living Room Kitchen Bedroom Bedroom Bedroom	Dimen 20' x 14 10' x 7' 15' x 1' 11' x 12 # of Pieces 4	4' 1' 2' Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Besmt): Finished Floor (Total): Unfinished Floor:	LOT 262, PLAN NWP- In Suite Laundry,Indep Central Location,Priva ClthWsh/Dryr/Frdg/Str Century 21 Coastal Re Century 21 Coastal Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Solarium 1,320 sqft 0 sqft 0 sqft 2,200 sqft 0 sqft 0 sqft	40431, PART NE1/4, SECTION 12 pendent living the Yard ve/DW ealty Ltd., Century 21 Coastal Rea 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: Suite: Crawl/Bsmt Height:	7, TOWNSHIP 16, NEW WEST alty Ltd. Floor Bsmt Bsmt Bsmt Bsmt 11 2 2 Unauthorized Suite Full,Fully Finished,Separate	Type Living Room Kitchen Bedroom Bedroom Bedroom	Dimen 20' x 14 10' x 7' 15' x 1' 11' x 12 # of Pieces 4	4' 1' 2' Ensuite? No

TWO LOTS SUBDIVISION APPLICATION DONE!! 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! Book your personal showing today!!

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