

R2474574
Apartment/Condo

307 2491 GLADWIN ROAD
Abbotsford
Abbotsford West
V2T 3N8

Residential Attached
\$339,900 (LP)



Depth/Size (ft.):
Frontage (ft.):
Bedrooms: **2**
Age: **30**
Lot Area
Bathrooms: **2**
Zoning: **MF**
Flood Plain: **No**
Full Baths: **2**
Gross Taxes: **\$1,701.90**
Rear Yard
Half Baths: **0**
For Tax Year: **2019**
Exp:
Maint. Fee: **\$344.79**
P.I.D.: **013-876-406**
Mgmt. Co's Name: **Steadfast Properties**
Mgmt. Co's Phone: **604-864-6400**
View: **Yes: North Shore Mountains & Park**
Complex / Subdiv: **Lakewood Gardens**
Services Connected: **Electricity**

Style of Home: **Corner Unit,Upper Unit**
Construction: **Frame - Wood**
Exterior: **Stone**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard,Electric,Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Metal,Tar & Gravel**

Total Parking: Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Locker: **Yes**
Dist. to Transit: Dist to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup,Heat,Hot Water,Management,Sewer,Snow removal,Water**
Legal: **STRATA LOT 34, PLAN NWS2982, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTR**
Amenities: **Club House,Elev ator,Exercise Centre,Guest Suite,In Suite Laundry,Storage**
Site Influences: **Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby**
Features: **Clothes Washer/Dryer,Drapes/Window Coverings,Garage Door Opener,Intercom,Microwav e,Range Top,Refrigerator,Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 13'			x			x
Main	Dining Room	13'6 x 8'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Eating Area	10' x 14'			x			x
Main	Master Bedroom	11' x 10'8			x			x
Main	Bedroom	12' x 10'			x			x
Main	Laundry	8' x 6'3			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,268	# of Rooms: 7 # of Kitchens: 1 # of Levels: 1	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	Crawl/Bsmt. Height:	1	Main	3	No
Finished Floor (Below):	0	Restricted Age: 55+	2	Main	4	Yes
Finished Floor (Basement):	0	# of Pets: Cats: Dogs:	3			No
Finished Floor (Total):	1,268 sq. ft.	# or % of Rentals Allowed:	4			No
Unfinished Floor:	0	Bylaw Restrict: Age Restrictions,Pets Not Allowed,Rentals Not Allowed	5			No
Grand Total:	1,268 sq. ft.	Basement: None	6			No
			7			No
			8			No

Listing Broker(s): **Sutton Group-West Coast Realty (Abbotsford)**

This bright and open top floor corner unit with enclosed deck offers beautiful views of Mill Lake Park and the north shore mountains. Lovely 2 bedroom, 2 bath suite with 1268 sq ft of living space, includes cozy gas fireplace, en-suite bathroom, in-suite laundry and spacious kitchen with beautiful bay window to enjoy your morning coffee. Steps away to shopping, restaurants and Mill Lake makes this an ideal location Well maintained complex includes one underground parking, workshop, amenities and exercise room and guest suite. Quick possession is available.

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.