

**R2490409**  
Apartment/Condo

**218 2451 GLADWIN ROAD**  
Abbotsford  
Abbotsford West  
V2T 3N8

Residential Attached  
**\$409,900 (LP)**



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1991**  
 Bedrooms: **2** Age: **29**  
 Lot Area Bathrooms: **2** Zoning: **RML**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$1,805.28**  
 Rear Yard Half Baths: **0** For Tax Year: **2019**  
 Exp: Maint. Fee: **\$379.08** P.I.D.: **016-091-752**  
 Mgmt. Co's Name: **TEAMWORK**  
 View:  
 Complex / Subdiv: **CENTENNIAL COURT**  
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: **Inside Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Other**  
 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: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage Underbuilding**  
 Dist. to Transit: Dist to School Bus:  
 Units in Development: **138**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased:  
 Fixtures Rmvd:  
 Floor Finish:

Maint Fee Inc: **Gardening,Gas,Other,Recreation Facility,Sewer,Snow removal**  
 Legal: **PL NWS3033 LT 61LD 36 SEC 20 TWP 16, TOGETHER WITH AN INTEREST IN THE COMMON PRO**  
 Amenities: **Elevator,In Suite Laundry,Pool; Indoor,Storage,Wheelchair Access**  
 Site Influences: **Adult Oriented,Central Location,Recreation Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 15'5			x			x
Main	Dining Room	11'8 x 8'			x			x
Main	Kitchen	11' x 9'8			x			x
Main	Master Bedroom	13'11 x 12'10			x			x
Main	Bedroom	11'8 x 9'11			x			x
Main	Den	8' x 8'			x			x
Main	Storage	8' x 3'7			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>1,274</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No
Finished Floor (Below):	<b>0</b>	Restricted Age:		<b>55+</b>	2	Main	3	Yes
Finished Floor (Basement):	<b>0</b>	# of Pets: Cats: <b>No</b> Dogs: <b>No</b>			3			
Finished Floor (Total):	<b>1,274 sq. ft.</b>	# or % of Rentals Allowed:			4			
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Age Restrictions,Pets Not Allowed,Rentals Not Allowed</b>			5			
Grand Total:	<b>1,274 sq. ft.</b>	Basement: <b>None</b>			6			
					7			
					8			

Listing Broker(s): **Team 3000 Realty Ltd.**

**Open concept living, as the floor plan was redesigned. Updated well maintained in desirable area, walk to Seven Oaks Shopping centre. Bright Kitchen, all stainless steel appliances are 2 years old. Lots of pot lights and crown molding through out. Wide plank flooring, updated light fixtures and ceiling fans. Large balcony overlooks the court yard and gardens, quiet setting. Note strata fee includes a component for natural gas. No smoking.**

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