

R2509239
Townhouse

44 32633 SIMON AVENUE
Abbotsford
Abbotsford West
V2T 0G9

Residential Attached
\$519,900 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2018**
 Bedrooms: **3** Age: **2**
 Lot Area: Bathrooms: **3** Zoning: **RES**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,527.42**
 Rear Yard: Half Baths: **1** For Tax Year: **2019**
 Exp: Maint. Fee: **\$226.78** P.I.D.: **030-222-770**
 Mgmt. Co's Name: **Ascent Real Estate Management**
 Mgmt. Co's Phone: **604-431-1800**
 View: **No**
 Complex / Subdiv: **ALLWOOD PLACE**
 Services Connected: **Electricity,Water**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Grge/Double Tandem**
 Locker: **No**
 Dist. to Transit: Dist to School Bus:
 Units in Development: **166** Total Units in Strata: **166**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate,Tile,Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup,Gardening,Management,Recreation Facility,Snow removal**
 Legal: **STRATA LOT 61, PLAN EPS3823, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTR**
 Amenities: **Club House,Exercise Centre,In Suite Laundry**
 Site Influences: **Cleared,Cul-de-Sac,Private Setting,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stv e/DW,Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'5 x 16'			x			x
Main	Kitchen	13'6 x 11'5			x			x
Main	Dining Room	11'4 x 7'8			x			x
Above	Master Bedroom	11'5 x 10'			x			x
Above	Bedroom	9'2 x 8'5			x			x
Above	Bedroom	8'9 x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	604	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	604	Crawl/Bsmt. Height:			1	Above	3	Yes
Finished Floor (Below):	76	Restricted Age:			2	Above	4	No
Finished Floor (Basement):	0	# of Pets: Cats: Dogs:			3	Main	2	No
Finished Floor (Total):	1,284 sq. ft.	# or % of Rentals Allowed:			4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed			5			No
Grand Total:	1,284 sq. ft.	Basement: None			6			No
					7			No
					8			No

Listing Broker(s): **SRS Panorama Realty**

Accepted Offer Amazing Location in the COMPLEX! LOTS of visitor parking and NO other building across. Located in the heart of Abbotsford, walking distance to shops and restaurants, yet tucked away from all the hustle and bustle. This 3 Storey Allwood Place Townhome will not disappoint, boasting 9' ceilings, quartz counters throughout, s/s appliances, soft close cabinets and laminate flooring throughout the main floor. Large deck, fenced yard, and situated close to the club house w/ gym. Master w/ walk in closet and ensuite. 3 bedrooms up, w/ 4 pc bath, and convenient 2pc on main. Call today to book your private viewing. Accepted Offer