R2759080
Apartment/Condo

106 32040 TIMS AVENUE ABBOTSFORD

Abbotsford West, V2T 2H2

Residential Attached
$344,900 (LP)

Depth/Size (ft):		**Bedrooms:**	2	**Approx. Year Built:**	1980
Frontage (ft):		**Bathrooms:**	1	**Age:**	43
Lot Area:		**Full Baths:**	1	**Zoning:**	RML
Flood Plain:		**Half Baths:**	0	**Gross Taxes:**	$908.45
Rear Yard Exp:		**Maint. Fee:**	418.65	**For Tax Year:**	2022
View:	Yes			**P.I.D.:**	001-814-061

Style of Home:	1 Storey	**Parking:**	Total: 1 - Covered: 1
Construction:	Brick,Frame - Wood	**Covered Parking:**	1
Exterior:	Brick,Mixed,Vinyl	**Parking Access:**	
Foundation:		**Parking:**	Garage Underbuilding,Visitor Parking
Rain Screen:	No	**Locker:**	Yes
Renovations:		**Units in Dev:**	36 - Total Units in Strata: 36
# of Fireplaces:	0 - Fuel: None	**Distance to:**	
Water Supply:	City/Municipal	**Title to Land:**	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water	**Property Disc:**	Yes
Outdoor Area:	Balcony(s)	**PAD Rental:**	
Type of Roof:	Asphalt,Torch-On	**Fixtures Leased:**	No
Floor Finish:	Laminate,Mixed,Carpet	**Fixtures Rmvd:**	Yes

View:	Yes : FVREB
Mgmt. Company:	Teamwork Property Management - 604-854-1734
Complex / Subdiv:	MAPLEWOOD MANOR
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 3, PLAN NWS1482, PART W1/2, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER
Amenities:	Elevator,In Suite Laundry,Recreation Center,Storage,Workshop Detached
Site Influences:	Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restric:	Pets Not Allowed,Smoking Restrictions
Listing Broker(s):	Macdonald Realty (Langley)

Floor	Type	Dimensions
Main	Primary Bedroom	13' x 14'9
Main	Bedroom	10'1 x 10'9
Main	Laundry	6'6 x 5'11
Main	Dining Room	9'6 x 10'4
Main	Living Room	13' x 14'9
Main	Kitchen	10' x 9'11
Main	Porch (enclosed)	18'9 x 6'1

Floor	Type	Dimensions
Main	Steam Room	5'3 x 5'
Main	Foyer	4'1 x 5'1

Finished Floor (Main):	998 sqft	**# Of Rooms:**	9	**Bathroom Floor**	**# of Pieces**	**Ensuite?**
Finished Floor (Above):	0 sqft	**# Of Kitchens:**	1	Main	3	No
Finished Floor (Below):	0 sqft	**# Of Levels:**	1			
Finished Floor (Bsmt):	0 sqft	**Crawl/Bsmt Height:**				
Finished Floor (Total):	998 sqft	**Basement:**	None			
Unfinished Floor:	0 sqft	**# or % of Rentals Allowed:**	0			
Grand Total:	998 sqft	**# Of Pets:**	Cats: No, Dogs: No			

Welcome to his delightful 998 sq/ft condo with 2 beds and 1 bath located in a highly desirable neighborhood of West Abbotsford. The sliding glass door in the living room adds plenty of natural light, creating a bright and welcoming ambiance. The covered deck allows a peaceful location to relax in summer or winter. Classic dining room and well-layout kitchen. Laundry room with side-by-side washer & dryer, more storage including room for a stand-alone freezer. Additional storage room in the common area garage. This building offers amenities including an elevator, kitchen/social space, a games room, shuffleboard & gym equipment, and a carpenter shop! Secured underground parking with 1 parking space included. Opportunity to own a place in this ideal location. This won't last!

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