## 904 3150 GLADWIN ROAD ABBOTSFORD

Central Abbotsford, V2T 5S9

Residential	Attached
\$595	5,900 (LP)

Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui	ilt: 1990	0
Frontage (ft):		Bathrooms:	2	Age:	34	
.ot Area:		Full Baths:	2	Zoning:	RMM	M
lood Plain:		Half Baths:	0	Gross Taxes:	\$2,0	69.27
ear Yard Exp:		Maint. Fee:	387.16	For Tax Year:	2023	3
/iew:	Yes			P.I.D.:		-762-218
		1		1		
ityle of Home:	Upper Unit		Parking:	Total: 2 - Covered	: 2	
onstruction:	Concrete		Covered Parking:	2		
xterior:	Stucco		Parking Access:			
oundation:			Parking:	Garage; Undergro	ound	
ain Screen:			Locker:	Yes		
lenovations:	Partly		Units in Dev:	- Total Units in Str	ata: 188	
of Fireplaces:			Distance to:			
ater Supply:	City/Municipal		Title to Land:	Freehold Strata		
uel/Heating:	Baseboard		Property Disc:	Yes		
Outdoor Area:	Balcony(s)		PAD Rental:			
ype of Roof:	Metal		Fixtures Leased:	No		
loor Finish:	Wall/Wall/Mixed		Fixtures Rmvd:	No		
	Yes · mountains					
/iew: /gmt. Company: Complex / Subdiv: Services Connected:	Regency Park Electricity,Natural Gas STRATA LOT 51, PLA	estates - 604-278-2121 s,Sanitary Sewer,Storm Sewer,Water N NWS3070, PART NW1/4, SECTION DMMON PROPERTY IN PROPORTIO1				
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Welcome to this updated 2 bed, 2 bath condo featuring stunning mountain views. This upper corner unit has been enhanced with new floors, blinds, countertops, light fixtures, and fresh paint. Enjoy a range of fabulous amenities including a pool, hot tub, guest suites, games room, and exercise room. The lovely gardens and outdoor space, complete with picnic tables, add to the serene environment. This condo includes 2 parking spots and a storage locker, making it ideal for practical living. It caters to a 55+ community with no pets allowed and is rentable, ensuring a peaceful and luxurious living experience. Additional perks include visitor and RV parking, a newer elevator, and updated windows around the pool area. Easy to view with quick possession possible – don't miss out!



The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.