


Presented by:  
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Abbotsford, Central Abbotsford Residential Attached  
**# 101 3190 GLADWIN RD, V2T 5T2** MLS# F2914864 **Active**

	List Price: \$199,900	Previous Price:	
		Original Price: \$199,900	
Subdiv/Complex: REGENCY PARK TOWERS			
Frontage:	Approx Yr Bld: 1992	PID:	018-001-653
Depth/Size:	Age at List Date 17	Type:	Apartment Unit
Lot SqFt: 0	Bedrooms: 2	Zoning:	RMH
Exposure: E	Bathrooms: 2	Taxes:	\$1,399 (2008)
Stories in Bldg:	Full Baths: 2	Gst Incl:	
Flood Plain:	Half Baths: 0	Apprvl Reqd:	No
Meas. Type:	Tax Incl Utilities: Yes		
Fixtures Lsd: N			
Fixt Removed: Y - BDRM DRAPES, KITCHEN CURTAINS			
View: N			

Style of Home: Corner Unit, Ground Level Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Stall #: 76	Parking Stall Owned: No
Foundation: Concrete Perimeter	Parking Access:	
Exterior: Concrete, Stucco	Parking Facilities: Garage Underbuilding, Visitor Parking	
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt, Other	Dist to Public Trans: 1	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata:
Flooring: Tile, Wall/Wall/Mixed	Locker: Yes	Locker #: 41
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Patio(s)	Property Disclosure: Y - UPON ACCEPTED OFFER	
Mngmt Co: Baywest	Bylaw Restrictions: Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed / Age: 25+	
Mngmt Ph:	Maint Fee: \$257.55	

Maint Charge Incl: Gardening, Garbage Pickup, Management, Recreation Facility

Legal: PL LMS645 LT 1 LD 36 SEC 21 TWP 16 PART NW 1/4.  
 Amenities: Club House, Guest Suite, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub, Wheelchair Access  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Vaulted Ceiling

Site Influences: Central Location, Gated Complex, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'4 X 14'5						
Main F.	Kitchen	11'11 X 15'6						
Main F.	Dining	11'8 X 10'8						
Main F.	Master Bedroom	14'9 X 11'4						
Main F.	Bedroom	9'7 X 10'10						

<u>Floor Area (SqFt):</u>	<u>Total # Rooms:</u> 5	<u>Bathrooms</u>
Finished Floor Area Main: 1,148	Finished Levels: 1	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,148	Restricted Age: 25+	5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: No	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,148		8

Listing Broker(s): (1) RE/MAX Little Oak Realty, (2) RE/MAX Little Oak Realty

Enjoy the privacy of this spotless, ground floor corner unit in Regency Park. The assessment has been paid and the work completed. This 2 bdrm, 2 bath home is ready to move into. Featuring 9' ceiling and loaded windows, you will enjoy the very open, spacious feeling in this home. Updates include newer paint, and tiled floors, early possession is available in this 25+ age home.