

Presented by:  
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Abbotsford, Abbotsford West Residential Attached  
**# 102 32097 TIMS AV, V2T 2H3** MLS# F1015859 **Active**



List Price: \$149,900 Previous Price:

Subdiv/Complex: HEATHER COURT

Frontage:	Approx Yr Blt:	1981	PID:	001-837-761
Depth/Size:	Age at List Date:	29	Type:	Apartment/Condo
Lot SqFt: 0	Bedrooms:	2	Zoning:	RML
Exposure:	Bathrooms:	2	Taxes:	\$1,091 (2009)
Stories in Bldg:	Full Baths:	1	Gst Incl:	
Flood Plain:	Half Baths:	1	Apprvl Req:	
Meas. Type:	Tax Incl Utilities:	Yes		
Fixtures Lsd:	N			
Fixt Removed:	N			
View:	N			

Style of Home:	Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Brick, Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel				
Renovations:		Reno Year:		Dist to School/Bus:	
Flooring:	Mixed			Total Units in Strata:	
Water Supply:	City/Municipal	Locker:	Yes		
Heat/Fuel:	Hot Water	Possession:			
No. of Fireplaces:	1	Title to Land:	Freehold Strata		
Fireplace Fuel:	Wood	R/I Fireplaces:		Seller's Interest:	Power of Attorney
Outdoor Area:	Patio(s)			Mortgage Info:	\$0
Mngmt Co:	CAMPBELL	Property Disclosure:	N - ELDERLY SELLER		
Mngmt Ph:	604-864-0380	Bylaw Restrictions:	Age Restrictions, Pets Not Allowed, Rentals Not Allowed / Age: 45+		
Maint Fee:	\$300.00				

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

Legal: PL NWS1571 LT 9 LD 36 SEC 20 TWP 16 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1  
 Amenities: Guest Suite, In Suite Laundry, Pool; Indoor, Recreation Center, Storage, Swirlpool/Hot Tub  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Adult Oriented, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 10'6"						
Main F.	Kitchen	9' X 8'7"						
Main F.	Dining	12' X 10'						
Main F.	Master Bedroom	16' X 11'						
Main F.	Bedroom	13'6" X 9'7"						
Main F.	Laundry	8' X 5'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	6	<u>Bathrooms</u>
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:	45+	5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

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

Totally updated 45+ condo featuring fresh paint, new carpets in bedrooms, laminate flooring in the living & dining rooms, and hallways. The kitchen features updated stainless steel appliances, updated countertops, and cupboards with glass panels. Two updated bathrooms add to the modern appearance of this home. Add to this the comfort of a wood burning fireplace. The amenities include a swimming pool, hot tub, guest suite & private court yard & gardens. Nothing to do but move in & enjoy this ground floor home. Maintenance include heat & hot water.