



Presented by:

Matt Thiessen

HomeLife Glenayre Realty Company (Abbots) Ltd

Phone: 778-549-8606

www.matthiessen.com

thiessen.matt@gmail.com



Active
R2118365
 Board: F
 Apartment/Condo

306 32110 TIMS AVENUE

Abbotsford
 Abbotsford West
 V2T 2H4

Residential Attached

\$123,700 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**Flood Plain: **No**

Approval Req?:

Exposure: **North**

If new, GST/HST inc?:

Mgmt. Co's Name: **Sidhu and Assoc.**Mgmt. Co's Phone: **604-853-2718**

View:

Complex / Subdiv: **BRISTOL MANOR**Services Connected: **Electricity, Natural Gas, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **2**Bathrooms: **1**Full Baths: **1**Half Baths: **0**Maint. Fee: **\$308.00**Original Price: **\$123,700**Approx. Year Built: **1984**Age: **32**Zoning: **RML**Gross Taxes: **\$759.00**For Tax Year: **2015**Tax Inc. Utilities?: **No**P.I.D.: **002-166-658**

Tour:

Style of Home: **Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Underground**

Locker: **Y**
 Dist. to School Bus: **3**
 Total Units in Strata:

Dist. to Public Transit: **1**
 Units in Development:
 Title to Land: **Freehold Strata**

Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Water**
 Legal: **PL NWS1966 LT 24 LD 36 SEC 20 TWP 16 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **Club House, Elevator, In Suite Laundry, Storage**

Site Influences: **Adult Oriented**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 13'3			x			x
Main	Dining Room	10'10 x 10'			x			x
Main	Kitchen	9'3 x 7'5			x			x
Main	Master Bedroom	12'2 x 11'8			x			x
Main	Bedroom	12'3 x 10'7			x			x
Main	Laundry	4'10 x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	958	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age: 19+			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: N	Dogs: N	3				Pool:
Finished Floor (Total):	958 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Age Restrictions, Pets Not Allowed, Rentals Not Allowed			5				Door Height:
Grand Total:	958 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Landmark Realty Corp.**

READY FOR YOUR IDEAS OR GOOD TO GO - You be the judge? Liveable 3rd floor condo in a 30+ 2 bed 1 bath, at a price that makes sense. Strata management and council very proactive, with major overhaul of building behind them, bought and paid for. Moving forward this building a darling. New roof, new balconies, new railings, new exterior, new boilers, new lobby... new new new. Come check this out. Centrally located, walking distance to everything you need. This is an excellent time to pick up a home like this when condo prices are on the rise, its an opportunity that comes only once in awhile and it is priced to sell. Condos are flying off the shelf, don't miss your chance 30 PLUS AGE RESTRICTION, new by law change OCT 25 2016



Presented by:

Matt Thiessen

HomeLife Glenayre Realty Company (Abbots) Ltd

Phone: 778-549-8606

www.matthiessen.com

thiessen.matt@gmail.com



Active
R2103671

Board: F
Townhouse

312 34909 OLD YALE ROAD

Abbotsford
Abbotsford East
V3G 2E7

Residential Attached

\$185,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$190,000**
Meas. Type: Frontage (metres): Approx. Year Built: **1980**
Depth / Size (ft.): Bedrooms: **2** Age: **36**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM30**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,212.97**
Approval Req?: **No** Half Baths: **1** For Tax Year: **2015**
Exposure: **Southwest** Maint. Fee: **\$190.56** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **016-019-903**
Mgmt. Co's Name: **TEAMWORK** Tour:
Mgmt. Co's Phone: **604-854-1734**
View: **No :**
Complex / Subdiv: **THE GARDENS**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **1 Storey, Ground Level Unit**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel: **Wood**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Fenced Yard, Patio(s)**

Type of Roof: **Wood**

Reno. Year:

R.I. Plumbing: **No**

R.I. Fireplaces:

of Fireplaces: **1**

Total Parking: **2** Covered Parking: **0**

Parking: **Open, Visitor Parking**

Parking Access: **Front**

Locker: **N**

Dist. to School Bus: **CLOSE**

Total Units in Strata:

Dist. to Public Transit: **CLOSE**

Units in Development: **160**

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Management**

Legal: **PL NWS3240 LT 22 LD 36 SEC 23 TWP 16**

Amenities: **Garden, In Suite Laundry, Pool; Outdoor, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5' x 5'			x			x
Main	Living Room	16' x 12'			x			x
Main	Dining Room	10'4 x 8'			x			x
Main	Kitchen	10' x 8'			x			x
Main	Laundry	5'6 x 4'10			x			x
Main	Master Bedroom	11'6 x 10'4			x			x
Main	Bedroom	11'7 x 7'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	920	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Y	Dogs: N	3				Pool:
Finished Floor (Total):	920 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	920 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Royal LePage West R.E.S.**

WOW!! "THE GARDENS" Prime location yet affordable. One level townhouse perfect for the growing family just starting or someone wanting one level living. The home offers a gorgeous large yard surrounded by cedar hedges providing a very private feel. You can access the patio and yard from the living room and the master suite. The home features a large dining area, galley style kitchen, living room with a wood burning fireplace-perfect for those cozy winter nights, master suite with 2pc. en-suite and a laundry with some storage space. Bonus there is a separate storage room right outside your front door. The home is in original condition and is ready for an upgrade or you could live in as is.