



Presented by:
Mark Dana - PREC

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elevation

Active
R2509850

Board: F
Townhouse

246 32691 GARIBALDI DRIVE

Abbotsford
Abbotsford West
V2T 5T7

Residential Attached

\$359,900 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure: **East**
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **1**
Half Baths: **1**
Maint. Fee: **\$364.43**

Original Price: **\$359,900**
Approx. Year Built: **1988**
Age: **32**
Zoning: **RML**
Gross Taxes: **\$1,593.62**
For Tax Year: **2019**
Tax Inc. Utilities?:
P.I.D.: **006-968-236**
Tour: **Virtual Tour URL**

Mgmt. Co's Name: **GC Management**
Mgmt. Co's Phone: **604-850-5151**
View: **No :**
Complex / Subdiv: **Carriage Lane Park**
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **Sanitation**

Style of Home: **Rancher/Bungalow, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Carport; Single, Visitor Parking**
Locker: **Y**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes: TV & Picture shelves in lvng rm, bicycle wall-hanging deck**
Floor Finish: **Hardwood**

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Sewer, Water**
Legal: **STRATA LOT 32, PLAN NWS2539, PART NE1/4, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,**
Amenities: **Club House, In Suite Laundry, Storage, Workshop Detached**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Retirement Community, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'4			x			x
Main	Dining Room	11'11 x 10'4			x			x
Main	Kitchen	14'6 x 10'2			x			x
Main	Den	11'6 x 11'5			x			x
Main	Bedroom	11'5 x 11'10			x			x
Main	Master Bedroom	16'10 x 11'8			x			x
Main	Walk-In Closet	6'3 x 6'1			x			x
Main	Laundry	8'1 x 8'1			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,437	# of Rooms: 8	# 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: 55+			2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total):	1,437 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
		Bylaws: Age Restrictions, Pets Allowed w/Rest.			5			No	Grg Dr Ht:
Unfinished Floor:	0				6			No	
Grand Total:	1,437 sq. ft.	Basement: None			7			No	
					8			No	

Listing Broker(s): **RE/MAX Treeland Realty**

RE/MAX Treeland Realty

Check out this beautiful home at the desirable Carriage Lane! This centrally located 55+ complex is across the street from Central Park Village which includes such amenities as Trading Post Brewing, Afterthoughts Desserts, Cora's, SpinCo and more! Also close to Real Canadian Superstore! Quiet and peaceful, Carriage Lane complex also has great amenities - club house, workshops, library and exercise centre! This home has 2 bedrooms + Den, 2 bathrooms, a balcony in front and back, updated kitchen and bathrooms. Large laundry room too! Check out the pictures, video and 3D tour then call to book your viewing today!