

Presented by:  
**Sandra Ennis**  
 Re/Max Little Oak Realty Ltd.  
 Phone: 604 859 2341  
 Email: [sandy@sellingabbotsford.com](mailto:sandy@sellingabbotsford.com)  
 Website: [sellingabbotsford.com](http://sellingabbotsford.com)

Abbotsford, Abbotsford West Residential Attached  
**# 122 32691 GARIBALDI DR, V2T 5T7** **MLS# F1108860** **Active**



List Price: \$163,900 Previous Price: \$179,900

Subdiv/Complex: CARRIAGE LANE PARK

Frontage:	Approx Yr Blt:	1989	PID:	009-865-012	
Depth/Size:			Type:	Townhouse	
Lot SqFt:	0	Age at List Date:	22	Zoning:	RML
Exposure:		Bedrooms:	2	Taxes:	\$1,308 (2010)
Stories in Bldg:		Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:	No	Full Baths:	1	Tax Incl Utilities:	Yes
Meas. Type:	Feet	Half Baths:	1	Apprvl Reqd:	No
Fixtures Lsd:	N				
Fixt Removed:	Y - SMALL SHELF IN EATING AREA				
View:	Y - MT. BAKER				

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single, Visitor Parking		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt				
Renovations:		Reno Year:		Dist to Public Trans:	
Flooring:	Wall/Wall/Mixed			Units in Development:	
Water Supply:	City/Municipal			Locker:	Yes
Heat/Fuel:	Baseboard, Electric			Possession:	
No. of Fireplaces:	0	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:	None			Seller's Interest:	Registered Owner
Outdoor Area:	Sundeck(s)			Mortgage Info:	\$0
Mngmt Co:	G C MGMT.			Property Disclosure:	N - ELDERLY SELLER
Mngmt Ph:	604-850-5151	Maint Fee:	\$186.69	Bylaw Restrictions:	Age Restrictions, Pets Allowed w/Rest. / Age: 55+

Maint Charge Incl: Electricity, Gardening, Garbage Pickup, Heat, Hot Water, Snow removal, Recreation Facility

Legal: PL NWS2539 LT 136 LD 36 SEC 20 TWP 16 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1  
 Amenities: In Suite Laundry, Recreation Center, Workshop Detached  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Intercom

Site Influences: Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19'6" X 14'3"						
Main F.	Kitchen	10'3" X 13'						
Main F.	Dining	10'3" X 12'6"						
Main F.	Master Bedroom	11'6" X 14'3"						
Main F.	Bedroom	11' X 11'6"						
Main F.	Laundry	5' X 8'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>	
Finished Floor Area Main:	1,166	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	; Ensuite: N
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,166	Restricted Age:	55+	5	
		# Pets / Cats; Dogs:	1 / Cats: Yes; Dogs: Yes	6	
Unfinished Floor Area:	0	# or % Rentals:	14	7	
Grand Total Floor Area:	1,166			8	

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

DESIRABLE CARRIAGE LANE- Million \$ Mt. Baker View is yours from this clean & extremely well maintained 2 bedroom, (or 1 bedroom & den) 2 bath townhome. Open floor plan boasts spacious floor plan, updated carpets, gleaming laminate in kitchen eating area. Lovely enclosed back deck plus large covered deck off kitchen. Fabulous amenities. Walk to shopping. Popular park for 55 yrs +.