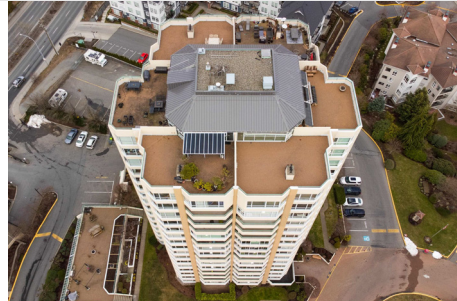




Presented by:  
**Annie Bridge PREC\***  
 Keller Williams Elite Realty  
 Phone: 778-998-5933  
 https://MRKTrealtors.com  
 annie@mrktrealtors.com



**R2759595**      **1703 3190 GLADWIN ROAD**      Residential Attached  
 Board: F      Abbotsford      **\$860,000 (LP)**  
 Apartment/Condo      Central Abbotsford      (SP) **M**  
 V2T 5T2



Sold Date:      If new,GST/HST inc?:      Original Price: **\$860,000**  
 Meas. Type: **Feet**      Bedrooms: **2**      Approx. Year Built: **1992**  
 Frontage(feet):      Bathrooms: **2**      Age: **31**  
 Frontage(metres):      Full Baths: **2**      Zoning: **RMM**  
 Depth / Size (ft.):      Half Baths: **0**      Gross Taxes: **\$2,736.42**  
 Sq. Footage: **0.00**      For Tax Year: **2022**  
 Flood Plain: **No**      P.I.D.: **018-002-544**      Tax Inc. Utilities?: **No**  
 View: **Yes : PANORAMIC VALLEY+MTN VIEWS**      Tour: **Virtual Tour URL**  
 Complex / Subdiv: **REGENCY PARK**  
 First Nation  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**      Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Penthouse**      Total Parking: **2**      Covered Parking: **2**      Parking Access: **Rear**  
 Construction: **Concrete**      Parking: **Garage; Underground, RV Parking Avail., Visitor Parking**  
 Exterior: **Concrete, Mixed, Stucco**      Dist. to Public Transit: **STEPS**      Dist. to School Bus: **STEPS**  
 Foundation: **Concrete Perimeter**      Title to Land: **Freehold Strata**  
 Renovations:      Reno. Year:      Property Disc.: **Yes**  
 # of Fireplaces: **1**      R.I. Fireplaces:      Fixtures Leased: **No**  
 Fireplace Fuel: **Gas - Natural**      Rain Screen:      Fixtures Rmvd: **No**  
 Fuel/Heating: **Baseboard**      Metered Water:      Floor Finish: **Laminate, Mixed**  
 Outdoor Area: **Patio(s) & Deck(s)**      R.I. Plumbing:       
 Type of Roof: **Other**       
 Legal: **STRATA LOT 90, PLAN LMS645, PART NW1/4, SECTION 21, 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, AS APPROPRIATE**  
 Amenities: **Club House, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**  
 Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**  
 Features: **CithWsh/Dryr/Frdg/Stve/DW**  
 Finished Floor (Main): **1,289**      Units in Development:      Tot Units in Strata:      Locker: **Yes**  
 Finished Floor (Above): **262**      Exposure:      Storeys in Building: **17**  
 Finished Floor (AbvMain2): **0**      Mgmt. Co's Name: **ASSOCIA BC**      Mgmt. Co's #: **604-591-6060**  
 Finished Floor (Below): **0**      Maint Fee: **\$637.36**      Council/Park Apprv?:  
 Finished Floor (Basement): **0**      Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management**  
 Finished Floor (Total): **1,551 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,551 sq. ft.**      Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
 Suite:      Restricted Age:      # of Pets:      Cats:      Dogs:  
 Basement: **None**      # or % of Rentals Allowed:      %  
 Craw/Bsmt. Ht:      Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 # of Kitchens: **1**      # of Rooms: **9**      Short Term Lse-Details:  

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'6 x 7'2	Above	Loft	17'4 x 11'6	1	Main	5	Yes
Main	Dining Room	13'3 x 16'3			x	2	Main	3	No
Main	Living Room	13'4 x 14'6			x	3			
Main	Kitchen	11'11 x 13'8			x	4			
Main	Primary Bedroom	11'4 x 17'8			x	5			
Main	Walk-In Closet	6'8 x 5'10			x	6			
Main	Bedroom	8'6 x 12'0			x	7			
Main	Laundry	6'4 x 5'0			x	8			

  
 Listing Broker(s): **Keller Williams Elite Realty**  
**PENTHOUSE PARADISE at REGENCY PARK! Sun drenched, sprawling 1551ft 2 Storey TOP CORNER in sound concrete tower! A DREAM COME TRUE.. Fabulous+functional layout LIVES LIKE A HOME! Enjoy full-size living & dining areas wrapped in floor to ceiling windows. 2 bed+Loft, 2 full-baths, 2 parking+huge storage. Spacious flex space upstairs for 3rd bed/office + AC & opens to expansive 1,000ft South-West-North exposed terrace w/jaw-dropping panoramic CITY/MOUNTAIN/VALLEY views! BRING YOUR IDEAS - perfect template for renos! RESORT LIVING! Indoor pool, hot tub, steam room, gym, guest suite, workshop, salon & RV parking available. Impeccably well-run strata w/healthy CRF. Better than NEW-\$12M RETROFIT completed! Perfect LOCATION just steps to shopping, Horne Creek Park trail, Mill Lake, transit & more!**



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**OWN  
YOUR  
MARKET**

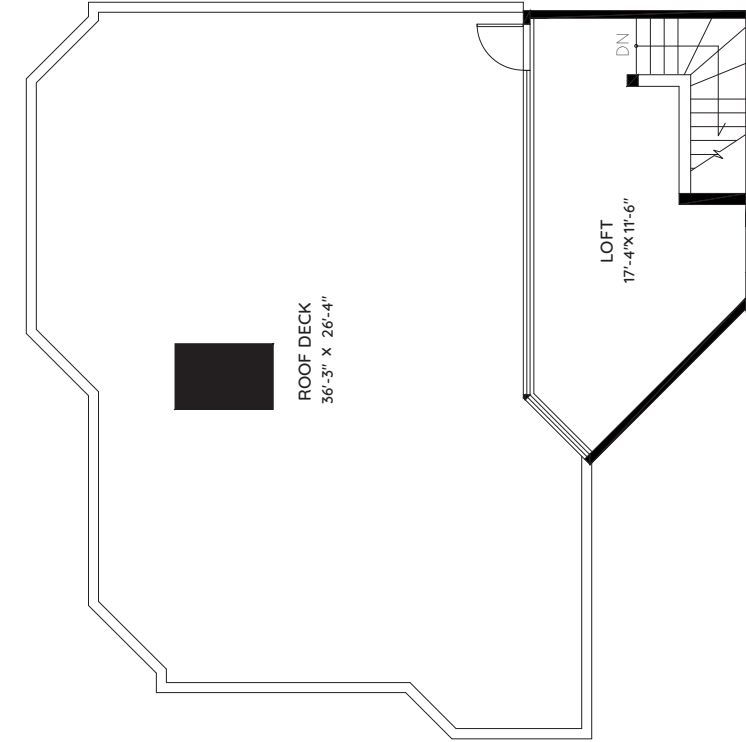


**1703 - 3190 GLADWIN ROAD  
ABBOTSFORD, BC**

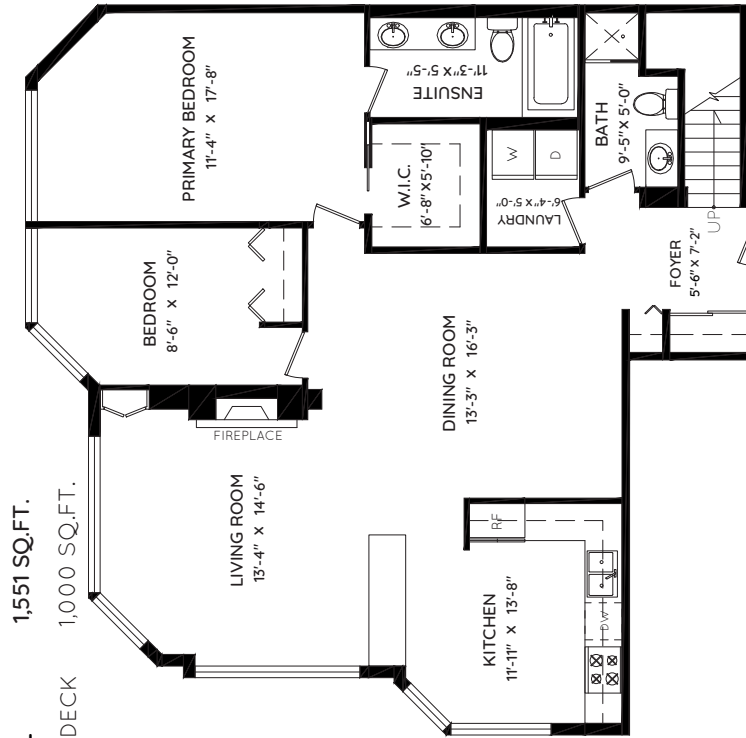
MAIN 1,289 SQ.FT.  
UPPER 262 SQ.FT.  
**TOTAL 1,551 SQ.FT.**  
ROOF DECK 1,000 SQ.FT.

**1703 - 3190 GLADWIN ROAD | ABBOTSFORD**

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UPPER FLOOR  
262 SQ.FT.  
CH: 8'-1"



MAIN FLOOR  
1,289 SQ.FT.  
CH: 8'-9"

The floor plan and the measurements are approximate within 4%, 2% and are to be used for advertising usage only. May include unfinished areas suitable for architectural or construction. EGO insured.

0 ft 3 ft 5 ft

