

2-32286 7TH AVENUE

LUTHER PLACE

2 BEDROOM | 1 BATHROOM | LIVING AREA: 1,141 SQFT



604-614-6401
mark@elevationrealestate.ca
elevationrealestate.ca

MARK DANA
PERSONAL REAL ESTATE CORPORATION
elevation RE/MAX
RE/MAX TREELAND REALTY

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage

WELCOME TO LUTHER PLACE!

A beautiful place to call home. If you are 55 years or better and looking for a well-run complex that allows pets & is close to shopping, doctors, transit & other amenities, then check out this beautifully renovated corner unit! New kitchen (maple cabinets, quartz countertops, appliances), new flooring, new bathroom, new vinyl windows with easy-pull dual-fabric blinds, & a new hot water tank in the large laundry room with a sink! Master bedroom has a large walk-in closet with a \$2,000 credit for a closet organizer of your choice! Carport is set up with 120 volt power for car charging. Beautifully landscaped property, backing onto greenbelt, quiet walking trails & nature views from all directions! Check out the pictures & walk-through tour, then call to view today!

WALK SCORE

Walk Score

37

Car-Dependent

Most errands require a car.

COMMUTE

to downtown Abbotsford



22 min



60+ min



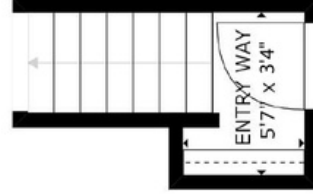
60+ min







FLOOR 2



FLOOR 1

GROSS INTERNAL AREA: 1,141 SQ.FT
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Active
R2591054
 Board: F
 Townhouse

2 32286 7 AVENUE

Mission
 Mission BC
 V2V 6K3

Residential Attached

\$389,000 (LP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure: **West**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **ECM Strata Management**
 Mgmt. Co's Phone: **604-855-9895**
 View: **Yes: Greenspace**
 Complex / Subdiv: **Luther Place**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 Maint. Fee: **\$295.56**

Original Price: **\$429,000**
 Approx. Year Built: **1987**
 Age: **34**
 Zoning: **RM2**
 Gross Taxes: **\$1,435.20**
 For Tax Year: **2020**
 Tax Inc. Utilities?: **No**
 P.I.D.: **010-959-637**
 Tour: **Virtual Tour URL**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Carport; Single, Visitor Parking**
 Locker:
 Dist. to Public Transit: **Steps**
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Management, Snow removal**
 Legal: **STRATA LOT 2, PLAN NWS2729, SECTION 20, TOWNSHIP 17, 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**
 Amenities: **Club House, In Suite Laundry**

Site Influences: **Adult Oriented, Central Location, Greenbelt, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'01 x 11'08			x			x
Main	Dining Room	10'11 x 6'10			x			x
Main	Kitchen	10'06 x 11'06			x			x
Main	Master Bedroom	10'0 x 13'11			x			x
Main	Walk-In Closet	6'0 x 6'02'			x			x
Main	Laundry	8'06 x 11'06			x			x
Main	Bedroom	10'0 x 13'11			x			x
Below	Foyer	5'07 x 3'04			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,141	# 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			No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total):	1,141 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
		Bylaws: Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed			5			No	Door Height:
Unfinished Floor:	0				6			No	
Grand Total:	1,141 sq. ft.	Basement: None			7			No	
					8			No	

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

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

elevation REAL ESTATE GROUP

MARK DANA

PERSONAL REAL ESTATE CORPORATION

info@elevationrealestate.ca | 604-533-3491

