

# 112-2821 TIMS STREET

## PARKVIEW ESTATES

2 BEDROOM | 1 BATHROOM | LIVING AREA: 976 SQFT



Why rent when you can own? Build your own equity here at Parkview Estates! This clean and spacious 2 bedroom 1 bathroom home is freshly painted and has lots of closet space + its own storage locker on the same floor! Building conveniences include a sauna, an amenities room with kitchen and a games room! Centrally located close to transit, shopping, library, restaurants and recreation! A very proactive strata council! Fees include heat and hot water. 19+ age restricted. 2 cats allowed; no dogs, no rentals. Call to view today!



604-614-6401  
mark@elevationrealestate.ca

**elevation** RE/MAX  
RE/MAX TREELAND REALTY

**MARK DANA**  
PERSONAL REAL ESTATE CORPORATION

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



## WALK SCORE



**Somewhat Walkable**  
Some errands can be accomplished on foot



**Some Transit**  
A few nearby public transportation options



**Somewhat Bikeable**  
Some bike infrastructure

## SCHOOL CATCHMENT

### John MacLure Community Elementary

2990 Oriole Crescent  
Abbotsford, BC V2T 4E1  
604-853-6450

### Howe Middle School

3174 Clearbrook Road  
Abbotsford, BC V2T 4N6  
604-859-8700

### WJ Mouat Secondary School

32355 Mouat Drive,  
Abbotsford, BC V2T 4E9  
604-853-7191

## COMMUTE to downtown Abbotsford



1 min



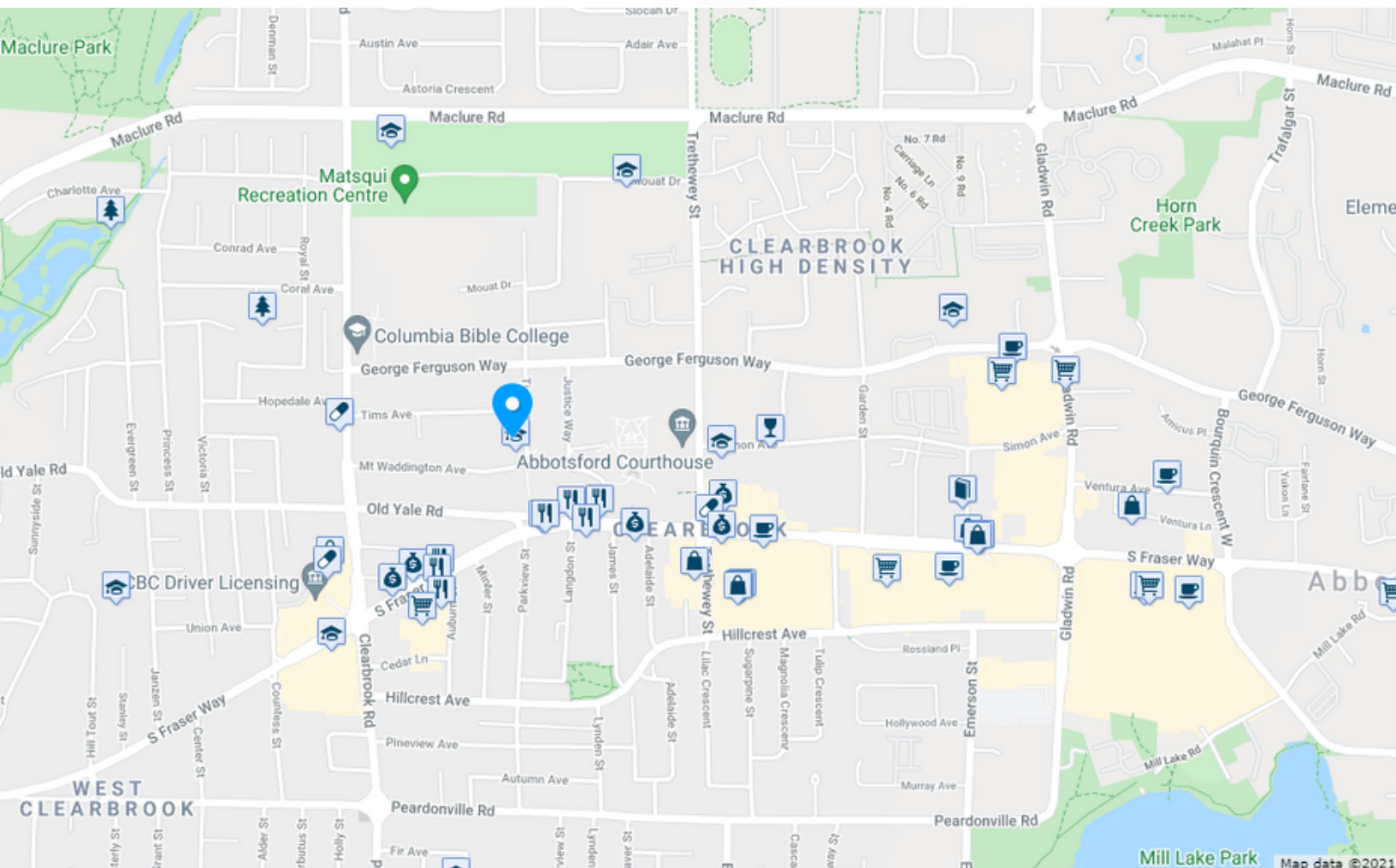
1 min



7 min

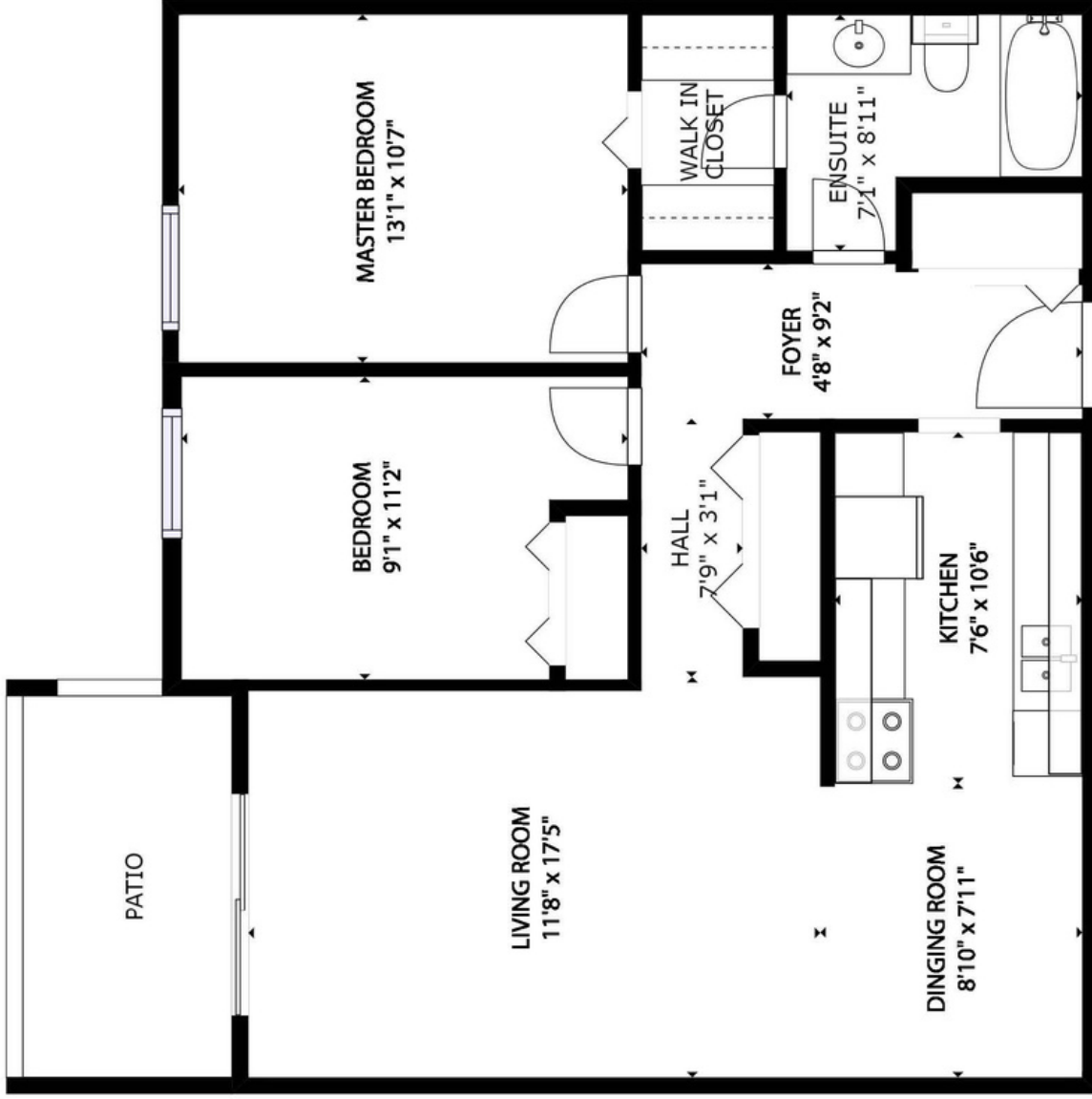


4 min











**Active**  
**R2610351**  
 Board: F  
 Apartment/Condo

# 112 2821 TIMS STREET

Abbotsford  
 Abbotsford West  
 V2T 4B1

Residential Attached

**\$174,000** (LP)

(SP) 



Sold Date: If new, GST/HST inc?:  
 Meas. Type: Bedrooms: **2**  
 Frontage(feet): Bathrooms: **1**  
 Frontage(metres): Full Baths: **1**  
 Depth / Size (ft.): Half Baths: **0**  
 Sq. Footage: **0.00**  
 Flood Plain: P.I.D.: **001-375-440**  
 View: :  
 Complex / Subdiv: **Parkview Estates**  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Original Price: **\$174,000**  
 Approx. Year Built: **1976**  
 Age: **45**  
 Zoning: **RML**  
 Gross Taxes: **\$938.03**  
 For Tax Year: **2021**  
 Tax Inc. Utilities?:  
 Tour: **Virtual Tour URL**

Style of Home: **Ground Level Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Torch-On**

Legal: **STRATA LOT 12 PLAN NWS493 PART1 W SECTION 20 TOWNSHIP 16 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Total Parking: **2** Covered Parking: Parking Access:  
 Parking: **Open**  
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **4 Blocks**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Laminate, Tile**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Amenities: **Bike Room, Recreation Center, Sauna/Steam Room, Shared Laundry**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Dishwasher, Refrigerator, Smoke Alarm, Stove**

Finished Floor (Main): **976** Units in Development: Tot Units in Strata: **60** Locker: **Yes**  
 Finished Floor (Above): **0** Exposure: Storeys in Building:  
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **REMI Real Estate Management** Mgmt. Co's #: **604-530-9944**  
 Finished Floor (Below): **0** Maint Fee: **\$567.52** Council/Park Apprv?:  
 Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal**  
 Finished Floor (Total): **976 sq. ft.**  
 Unfinished Floor: **0**

Grand Total: **976 sq. ft.** Bylaws Restrictions: **Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed**  
 Suite: **None** Restricted Age: **19+** # of Pets: **2** Cats: **Yes** Dogs: **No**  
 Basement: **None** # or % of Rentals Allowed: **NO**  
 Crawl/Bsmt. Ht: # of Levels: **1** Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 # of Kitchens: **1** # of Rooms: **7** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'08 x 9'02			x	1	Main	4	Yes
Main	Kitchen	7'06 x 10'06			x	2			No
Main	Dining Room	8'10 x 7'11			x	3			No
Main	Living Room	11'08 x 17'05			x	4			No
Main	Bedroom	9'01 x 11'02			x	5			No
Main	Master Bedroom	13'01 x 10'07			x	6			No
Main	Walk-In Closet	4'0 x 7'0			x	7			No
		x			x	8			No

**RE/MAX Treeland Realty**

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