Presented by:
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Richmond, Brighouse South | **MLS# V758196** | Residential Attached

 # 36 7540 ABERCROMBIE DR, V6Y 3J8 | **Active**

List Price: **$318,000** Previous Price:

Subdiv/Complex:					
Frontage:		Approx Yr Blt:	**1986**	PID:	**002-188-406**
Depth/Size:		Age at List Date	**23**	Type:	**Townhouse**
Lot SqFt:	**0**	Bedrooms:	**2**	Zoning:	**STRATA**
Exposure:	**E**	Bathrooms:	**2**	Taxes:	**$1,271 (2008)**
Stories in Bldg:		Full Baths:	**2**	Gst Incl:	
Flood Plain:		Half Baths:	**0**	Apprvl Reqd:	
Meas. Type:		Tax Incl Utilities:	**No**		
Fixtures Lsd:					
Fixt Removed:					
View:					

Style of Home:	**Upper Unit**			Total Parking:	**1**
Construction:	**Frame - Wood**			Parking Stall #:	**91**
Foundation:	**Concrete Perimeter**			Parking Access:	**Front**
Exterior:	**Stucco**			Parking Facilities:	**Garage Underbuilding**
Rain Screen:		R/I Plumbing:			
Type of Roof:	**Asphalt, Tar & Gravel**			Dist to Public Trans:	
Renovations:		Reno Year:		Units in Development:	
Flooring:				Locker:	
Water Supply:	**City/Municipal**			Possession:	
Heat/Fuel:	**Electric**			Title to Land:	**Freehold Strata**
No. of Fireplaces:	**1**	R/I Fireplaces:		Seller's Interest:	**Registered Owner**
Fireplace Fuel:	**Wood**			Mortgage Info:	**$0**
Outdoor Area:	**Fenced Yard**				
				Property Disclosure:	**Y**
Mngmt Co:	**C21**			Bylaw Restrictions:	**Pets Allowed w/Rest., Rentals Allowed w/Restrictions**
Mngmt Ph:	**604-273-1745**	Maint Fee:	**$220.00**		

		Covered Parking:	**1**
		Parking Stall Owned:	
		Dist to School/Bus:	
		Total Units in Strata:	
		Locker #:	

Maint Charge Incl: **Gardening, Garbage Pickup, Management**

Legal: **PL NWS2320 LT 36 BLK 4N LD 36 SEC 17 RNG 6W**
Amenities: **None**
Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings**

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	**Living Room**	**15' X 13'**						
Main F.	**Kitchen**	**10' X 10'**						
Main F.	**Dining**	**12'6 X 9'6**						
Main F.	**Master Bedroom**	**16' X 12'6**						
Main F.	**Bedroom**	**13' X 9'**						
Main F.	**Den**	**11'6 X 9'**						
Main F.	**Entrance Hall**	**8' X 6'6**						

Floor Area (SqFt):

Finished Floor Area Main:	**1,200**
Finished Floor Area Up:	**0**
Finished Floor Area Down:	**0**
Finished Floor Area Bsmt:	**0**
Total Finished Floor Area:	**1,200**
Unfinished Floor Area:	**0**
Grand Total Floor Area:	**1,200**

Total # Rooms:	**7**
Finished Levels:	**1**
Basement Area:	**None**
Bsmt Height:	
Restricted Age:	
# Pets / Cats; Dogs:	
# or % Rentals:	

Bathrooms:

1 **4 Piece; Ensuite: Y; Level: Main F.**
2 **3 Piece; Ensuite: N; Level: Main F.**
3 **; Ensuite: N**
4
5
6
7
8

Listing Broker(s): **(1) RE/MAX Westcoast**

2 bed & den one level large 1200 SF townhome in the heart of Richmond. So spacious, so bright, so clean, so practical, so well priced!