

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2020
Frontage (ft):	Bathrooms:	2	Age:	4
Lot Area:	Full Baths:	2	Zoning:	C7
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,647.23
Rear Yard Exp:	Maint. Fee:	475.89	For Tax Year:	2023
View:			P.I.D.:	031-213-481

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Brick,Frame - Wood	Covered Parking:	2
Exterior:	Brick,Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:

Mgmt. Company: Remi Property Management - 604-530-9944

Complex / Subdiv: Upper Montrose

Services Connected: Electricity,Storm Sewer,Water

Legal: STRATA LOT 60, PLAN EPS7084, SECTION 22, 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 V

Amenities: Air Cond./Central,Bike Room

Site Influences: Central Location,Recreation Nearby,Shopping Nearby,Treed

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Smoke Alarm,Sprinkler - Fire

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Rennie & Associates Realty Ltd., Macdonald Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'5 x 10'7	Main	Foyer	16'9 x 5'8
Main	Living Room	10'6 x 10'11	Main	Den	7'3 x 11'5
Main	Dining Room	12'5 x 9'1			
Main	Primary Bedroom	10'1 x 11'1			
Main	Walk-In Closet	3'6 x 6'0			
Main	Bedroom	11'7 x 15'6			
Main	Bedroom	11'4 x 12'4			

Finished Floor (Main):	1,225 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,225 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,225 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to Upper Montrose, the heart of downtown Abbotsford! This 3 bedroom & 2 bath home has the perfect layout boasting 1225 sqft with no wasted space! Enjoy the spacious and open concept kitchen with stainless appliances, quartz counters, large island and loads of cabinet space. Primary bedroom has walk through closets into a large ensuite with double sink. The den provides versatility as a laundry room, office, nursery, and additional storage. It is conveniently located beside Historic downtown Abbotsford; Old Yale brewing, cafes, bistros, shops and across from the new transit loop! Call for more information on this family home in the growing downtown area.