R2866893 Apartment/Condo

327 2493 MONTROSE AVENUE ABBOTSFORD

Central Abbotsford, V2S 3T2

Resid	ential Attached
	\$685,000 (LP)

Depth/Size (ft):		Bedrooms:	3	Approx. Year Bui	ilt: 2020	I Contraction of the second
Frontage (ft):		Bathrooms:	2	Age:	4	
Lot Area:		Full Baths:	2	Zoning:	C7	
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,64	47.23
Rear Yard Exp:		Maint. Fee:	475.89	For Tax Year:	2023	1
View:				P.I.D.:	031-2	213-481
Style of Home:	1 Storey		Parking:	Total: 2 - Covered	: 2	
Construction:	Brick, Frame - Wood		Covered Parking:	2		
Exterior:	Brick, Fibre Cement B	pard	Parking Access:			
Foundation:			Parking:	Garage; Undergro	bund	
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:						
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Upper Montrose Electricity,Storm Sewe STRATA LOT 60, PLA COMMON PROPERT Air Cond./Central,Bike Central Location,Recr Air Conditioning,ClthV Pets Allowed w/Rest.	IN EPS7084, SECTION 22, TOWNSH Y IN PROPORTION TO THE UNIT E Room reation Nearby,Shopping Nearby,Tree Vsh/Dryr/Frdg/Stve/DW,Garage Door Rentals Allowed	NTITLEMENT OF THE STR	ATA LOT AS SHOWN O		N INTEREST IN THE
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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.

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