## 411 2565 CAMPBELL AVENUE ABBOTSFORD

Central Abbotsford, V2S 0E3

Residential Attached \$399,700 (LP)

			1Approx. Year Built:20161Age:81Zoning:BMI			
Depth/Size (ft):		Bedrooms:	1			6
Frontage (ft):		Bathrooms:	1	-		
Lot Area:		Full Baths:	1	Zoning:	RML	
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,5	42.56
Rear Yard Exp:		Maint. Fee:	208.43	For Tax Year:	2023	
View:	Yes			P.I.D.:	029-	489-881
Style of Home:	Penthouse,Upper Unit		Parking:	Total: 1 - Covered:	1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Fibre Cement Board		Parking Access:	Front		
Foundation:			Parking:	Garage; Undergrou	und	
Rain Screen:			Locker:	ou.ugo, =		
Renovations:			Units in Dev:	90 - Total Units in S	Strata: 90	
# of Fireplaces:	1 - Fuel: Electric		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Baseboard,Electric		Property Disc:	Yes		
Outdoor Area:	Balcony(s)		PAD Rental:	100		
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Concrete,Laminate,Tile	<u>_</u>	Fixtures Rmvd:	No		
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View	Ves · Historic Downtov	vn Abhotsford				
View:	Yes : Historic Downtov Remi Realty Inc 604					
Mgmt. Company:	Remi Realty Inc 604					
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Seature Main Main Main Main Main Main Main Main	Remi Realty Inc 604 Abacus Electricity,Sanitary Ser PL EPS2575 LT 85 LD Elevator,In Suite Laure Recreation Nearby ClthWsh/Dryr/Frdg/Str Pets Allowed w/Rest. eXp Realty of Canada <b>Type</b> Foyer Kitchen Dining Room Living Room Bedroom Den 626 sqft 0 sqft	4-530-9944 wer,Water D 36 SEC 22 TWP 16 dry ve/DW a, Inc. Dimensions 4'8 x 4'7 8'5 x 7'10 8'11 x 6'11 11'2 x 10'0 12'9 x 9'10 7'8 x 5'2 # Of Rooms: # Of Kitchens:	6 1			
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	Remi Realty Inc 604 Abacus Electricity,Sanitary Ser PL EPS2575 LT 85 LD Elevator,In Suite Laure Recreation Nearby ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. eXp Realty of Canada <b>Type</b> Foyer Kitchen Dining Room Living Room Bedroom Den 626 sqft 0 sqft 0 sqft 0 sqft	4-530-9944 wer,Water 0 36 SEC 22 TWP 16 dry ve/DW a, Inc. Dimensions 4'8 x 4'7 8'5 x 7'10 8'11 x 6'11 11'2 x 10'0 12'9 x 9'10 7'8 x 5'2 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	6 1 1	Bathroom Floor	# of Pieces	Ensuite?
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Welcome to Abacus Uptown with beautiful views of downtown! This top-floor unit features 11 ft vaulted ceilings, offering a spacious & airy atmosphere. The kitchen has Quartz countertops & modern stainless steel appliances, perfect for contemporary living. A versatile den serves as a home office or extra storage space. The living room boasts large, double-height windows that flood the space with natural light & provide breathtaking panoramic views of historic downtown Abbotsford. Enjoy stunning west-facing sunsets every evening. This 1-bedroom, 1-bathroom home includes 1 secure parking stall and makes a great personal home or excellent long-term investment property, being located in a central location. Contact today to schedule a viewing & make this exquisite property your new home!

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