

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2016
Frontage (ft):		Bathrooms:	1	Age:	8
Lot Area:		Full Baths:	1	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,542.56
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; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	90 - Total Units in 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:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Concrete,Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : Historic Downtown Abbotsford
Mgmt. Company:	Remi Realty Inc. - 604-530-9944
Complex / Subdiv:	Abacus
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	PL EPS2575 LT 85 LD 36 SEC 22 TWP 16
Amenities:	Elevator,In Suite Laundry
Site Influences:	Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'8 x 4'7			
Main	Kitchen	8'5 x 7'10			
Main	Dining Room	8'11 x 6'11			
Main	Living Room	11'2 x 10'0			
Main	Bedroom	12'9 x 9'10			
Main	Den	7'8 x 5'2			

Finished Floor (Main):	626 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	626 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	626 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

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 us today to schedule a viewing & make this exquisite property your new home!