

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2016
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	8
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RML
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,542.56
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	208.43	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-489-881

<b>Style of Home:</b>	Penthouse,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Fibre Cement Board	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	90 - Total Units in Strata: 90
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Concrete,Laminate,Tile	<b>Fixtures Rmvd:</b>	No

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

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			

<b>Finished Floor (Main):</b>	626 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	626 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	626 sqft	<b># Of Pets:</b>	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 today to schedule a viewing & make this exquisite property your new home!