

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2014
Frontage (ft):		Bathrooms:	2	Age:	10
Lot Area:		Full Baths:	2	Zoning:	RML
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,125.46
Rear Yard Exp:		Maint. Fee:	308.93	For Tax Year:	2023
View:	Yes			P.I.D.:	029-489-865

Style of Home:	1 Storey,Penthouse	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		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:	
Floor Finish:		Fixtures Rmvd:	

View: Yes : Mountains and Old Town Abby

Mgmt. Company:

Complex / Subdiv: Abacus Uptown

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: STRATA LOT 83 SECTION 22 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2575TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Elevator,Exercise Centre,Garden,In Suite Laundry

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Smoke Alarm,Vaulted Ceiling,Windows - Thermo

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

Listing Broker(s): Homelife Advantage Realty (Central Valley) Ltd., Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'11 x 4'6	Main	Laundry	5'1 x 4'4
Main	Kitchen	8'10 x 8'10			
Main	Dining Room	8'10 x 11'9			
Main	Living Room	11'5 x 9'6			
Main	Primary Bedroom	10'4 x 12'10			
Main	Bedroom	9'0 x 9'9			
Main	Den	9' x 6'3			

Finished Floor (Main):	885 sqft	# Of Rooms:	8	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	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	885 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	885 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	2 -			

Welcome to your new home! This top floor condo offers 2 spacious bedrooms, 2 pristine bathrooms, and a versatile den. The airy living space features vaulted ceilings. The kitchen boasts sleek quartz countertops and modern appliances. Both bedrooms provide a serene retreat, with the master suite including an en-suite bathroom. The den is perfect as a home office or extra guest space. Enjoy two designated parking spaces, a storage locker, and an on-site fitness room. Nestled in a vibrant community, this condo is minutes from shopping, dining, and entertainment. Contact today to schedule a private showing!