

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2020
Frontage (ft):		Bathrooms:	1	Age:	4
Lot Area:		Full Baths:	1	Zoning:	C7
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,577.00
Rear Yard Exp:		Maint. Fee:	230.00	For Tax Year:	2024
View:	Yes			P.I.D.:	031-213-278

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	107 - Total Units in Strata: 107
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View: Yes : City and Mountains

Mgmt. Company:

Complex / Subdiv: Upper Montrose

Services Connected: Electricity,Water

Legal: STRATA LOT 39, PLAN EPS7084, SECTION 22, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Elevator,Garden,In Suite Laundry,Playground

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW

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

Listing Broker(s): eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'2 x 10'6			
Main	Kitchen	11'8 x 7'7			
Main	Primary Bedroom	12'1 x 9'4			
Main	Den	7'4 x 6'2			

Finished Floor (Main):	597 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	597 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	597 sqft	Beds In Bsmt:	0 / 1			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

CENTRAL LOCATION! This is the place to be if you want a lot of options when you walk out your door. Walking distance to Historical Downtown Abbotsford, including many quaint shops and great local food options. banter Ice Cream and Jubilee park are just accross the street as well as Town Hall Pub. This suite is well done with gorgeous finishings. Check it out today!