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#406 – 2565 Campbell Ave, Abbotsford

\$449,800.00

A Rare Gem
3 Bedroom, 2 Bathroom, Top Floor, Corner Apartment
A Great Opportunity For Investment Or To Live-In

Very rare three bedroom, 2 bathroom, top floor, corner unit is an amazing opportunity for the discerning Buyer. Boasting attractive vinyl plank flooring throughout, newly painted in designer colors, spacious great room with 10' ceilings, dining room with door to deck, attractive kitchen with rich looking dark colored cabinets, quartz counters, island with breakfast bar and upgraded stainless appliances. Very rare three bedroom, two bathroom plan with four piece main bath with quartz counter, master bedroom (separated from the other bedrooms by the living area) with spacious four piece ensuite with separate shower and soaker tub and quartz counters, two secondary bedrooms (one with access to private deck). Spacious laundry room with upgraded washer and dryer (steam). 2 parking stalls and storage locker. A must see for the discerning Buyer looking for three bedrooms for themselves or to rent out (rentals allowed).

For Further Details Or Private Viewing Call:

Doug, Bonnie or David Mitten

at



604-533-3231

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

Main Level: 1074 Square Feet

Entrance Hall: - 6' x 10'



Great Room: - 15'6 x 10'6



Dining Room: - 8'10 x 7'6



Kitchen: - 15'7 x 7'4



Master Bedroom: - 12'5 x 9'10



4-Piece Bathroom



Bedroom: - 10'4 x 9'



Bedroom: 13'11 x 7'5



Laundry: - 9'10 x 4'11



Features Of This Fine Home:

- ✧ **Very Rare Three Bedroom, 2 Bathroom, Top Floor, Corner Unit Is An Amazing Opportunity For The Discerning Buyer.**
- ✧ **Boasting Attractive Vinyl Plank Flooring Throughout, Newly Painted In Designer Colors, Spacious Great Room With 10' Ceilings, Dining Room With Door To Deck, Attractive Kitchen With Rich Looking Dark Colored Cabinets, Quartz Counters, Island With Breakfast Bar And Upgraded Stainless Appliances.**
- ✧ **Very Spacious Deck Off Of The Dining Room.**



- ⌘ **Very Rare Three Bedroom, Two Bathroom Plan With Four Piece Main Bath With Quartz Counter, Master Bedroom (Separated From The Other Bedrooms By The Living Area) With Spacious Four Piece Ensuite With Separate Shower And Soaker Tub And Quartz Counters, Two Secondary Bedrooms (One With Access To Private Deck).**
- ⌘ **Spacious Laundry Room With Upgraded Washer And Dryer (Steam)**
- ⌘ **2 Parking Stalls And Storage Locker.**
- ⌘ **A Must See For The Discerning Buyer Looking For Three Bedrooms For Themselves Or To Rent Out (Rentals Allowed).**

Taxes: \$ 1,929.14 (2017)

Monthly Strata Fee: \$241.69



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Abbotsford, B.C.**



Prudential

Doug, Bonnie & David Mitten

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Totals**

Main Level: 1,074 sq. ft.

Deck 1: 126 sq. ft.

Deck 2: 48 sq. ft.

Total: 174 sq. ft.

