

#### MODERN LIVING WITH A FAMILIAR FEEL

DOWNTOWN ABBOTSFORD LIVING

Enjoy all the elements of modern living while still experiencing a traditional feel in your spacious home nestled in historic downtown Abbotsford. Montvue homes provide the perfect lifestyle for young couples and families, as well as downsizers who love being able to walk to local restaurants, shops, and parks.

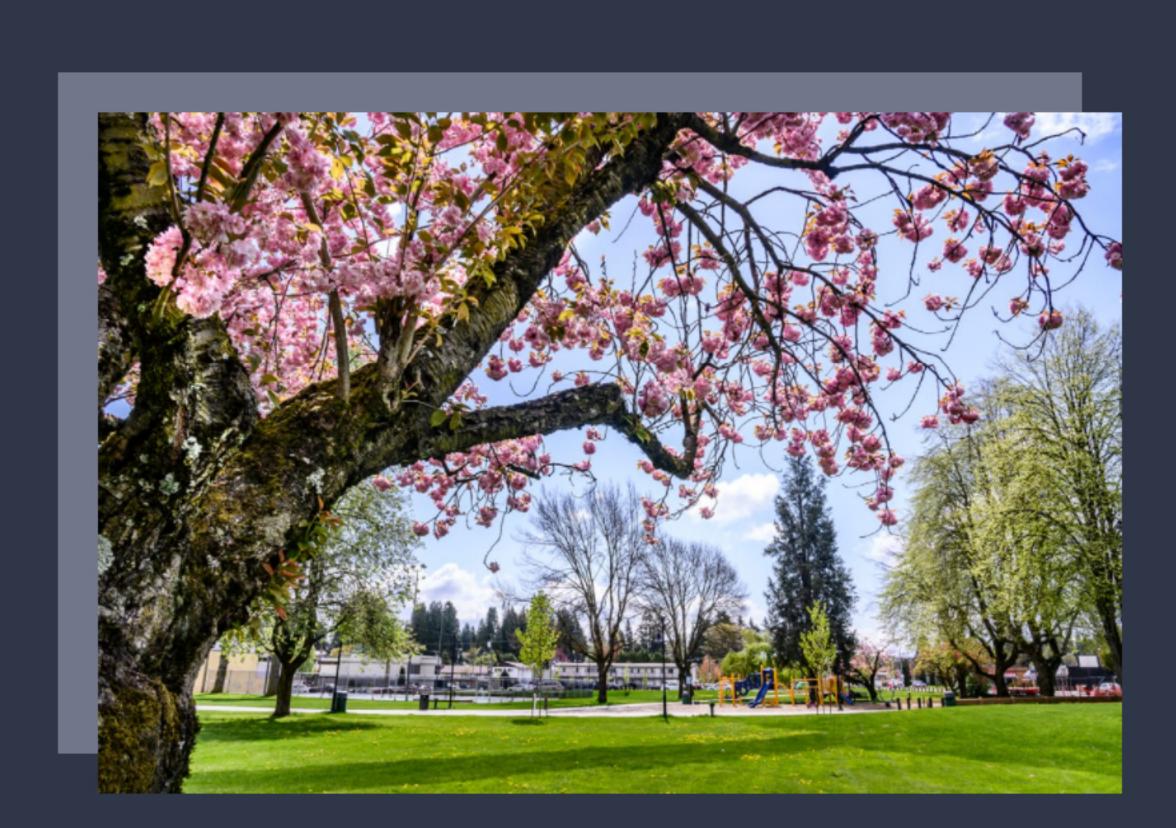
INTERIORS

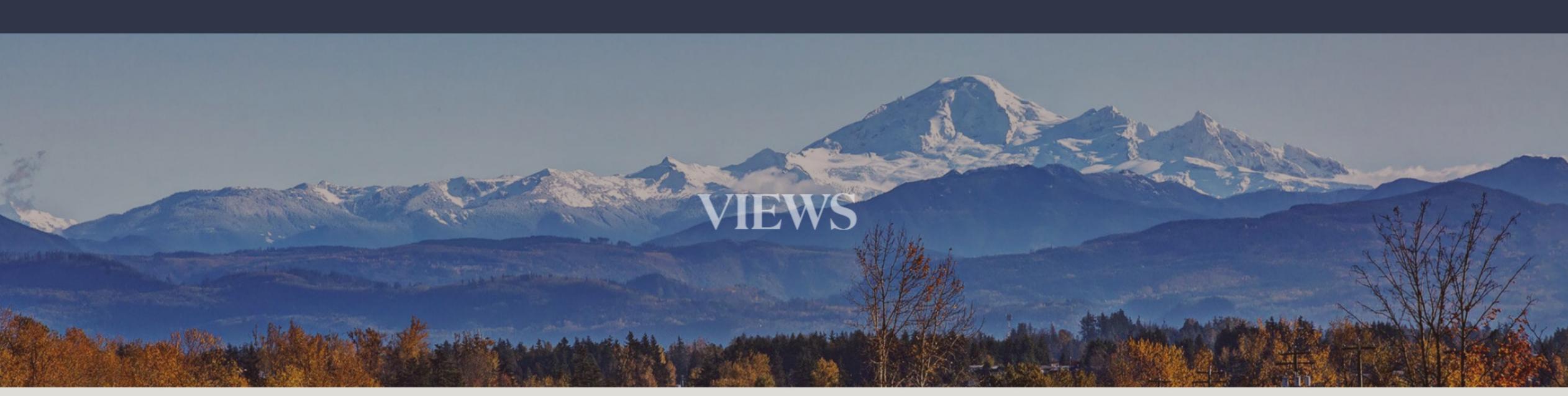
### ENJOY THE OUTDOORS

HOMES IN DOWNTOWN ABBOTSFORD

Relax with family and friends on your balcony or yard and enjoy the natural beauty of Abbotsford. The close proximity of parks means your home will be nestled right next to nature.

LOCATION







## RIGHT OUTSIDE YOUR FRONT

DOOR

ABBOTSFORD DOWNTOWN HOMES

With retail spaces located on the first floor of the building, you will have easy access to a range of different amenities, while also being within walking distance of local Abbotsford restaurants and parks like Jubilee and Mill Lake. The close proximity of the university and the mall makes this an ideal spot for all walks of life.

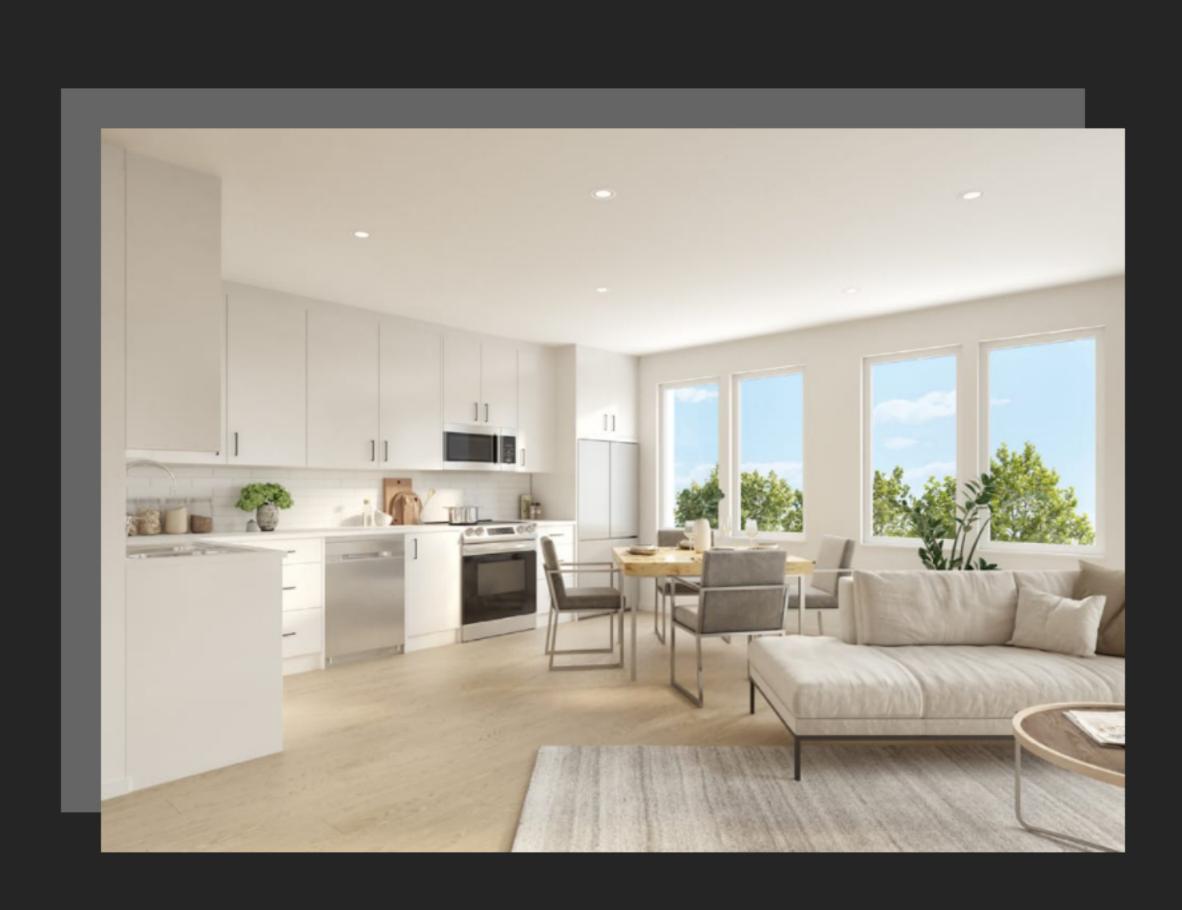
FEATURES

## COMFORTABLE LIVING SPACES

MONTYUE HOMES LOCATED IN ABBOTSFORD

Each Montvue home is designed to provide the comforts of modern living while still incorporating traditional elements for a welcoming homey feel. Choose between 1, 2 and 3 bedroom layouts, as well as a variety of different floor plans to find the perfect fit for you and your lifestyle.

FLOOR PLANS



# REGISTER NOW

Required fields are marked with a \*.

Required fields are marked with a ".	
First Name *	Last Name *
Email *	Phone
Are you a realtor *  O Yes  O No	Are you working with a realtor? *  O Yes  O No
By submitting this form, you consent to receiving future communication from Parcel7 and their marketing group and that I can withdraw my consent at any time by unsubscribing.	
I'm not a robot  reCAPTCHA Privacy - Terms	

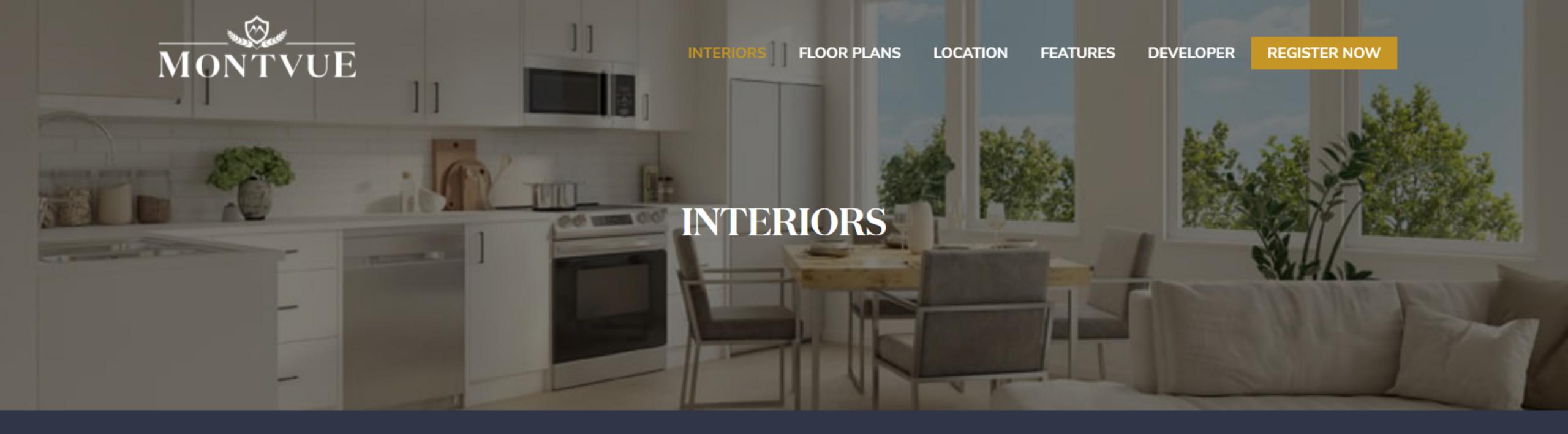
SEND

1, 2 & 3 BEDROOM HOMES IN HISTORIC DOWNTOWN ABBOTSFORD



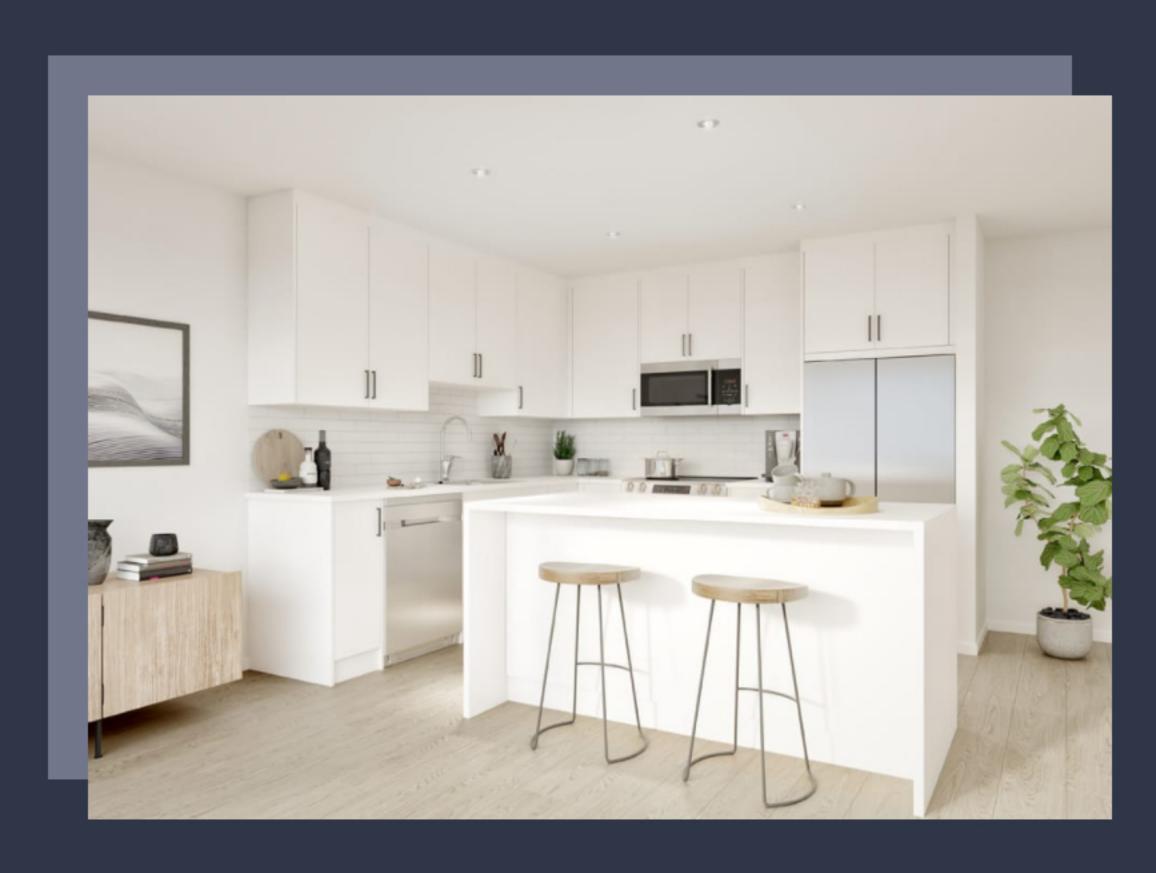
info@montvueliving.ca

BCCONDOS.NET



# HOMES BUILT WITH COMFORT IN MIND

Montvue living provides you with all the comforts of modern amenities combined with traditional elements for a relaxing and inviting space you can enjoy with family and friends. Choose from a variety of floor plans, including 1, 2 and 3 bedroom layouts, that offer a selection of different features and amenities.







## FEATURES

### Location

- Ideally located in the heart of Historic Downtown, Abbotsford's vibrant urban community

- ⊘ Only steps away from local eateries, coffee shops, bakeries and breweries
- Montvue is within a few minutes drive to the University of the Fraser Valley, Abbotsford Regional Hospital, Abbotsford Sports and Entertainment Centre

### Inspired Interiors

- ❷ Bright open concept layouts designed to maximize use of space for simpler living

- ❷ Bathrooms featuring stylish quartz countertops and undermount sinks
- ⊘ Modern flat stock door casing & baseboards

- ⊗ Blinds on all opening windows

#### **Spacious Outdoor Living**

Spacious outdoor living on select 2nd floor homes to help you enjoy time with family and friends. Sizes range from 400 sq ft to 1300 sq ft

## Design Inspired Kitchens

- ⊘ Choose from either contemporary flat panel or traditional shaker-style cabinet doors
- Stylish quartz countertops

- Stainless steel undermount sink with a faucet featuring both regular spray and vegetable spray options

### Peace of Mind

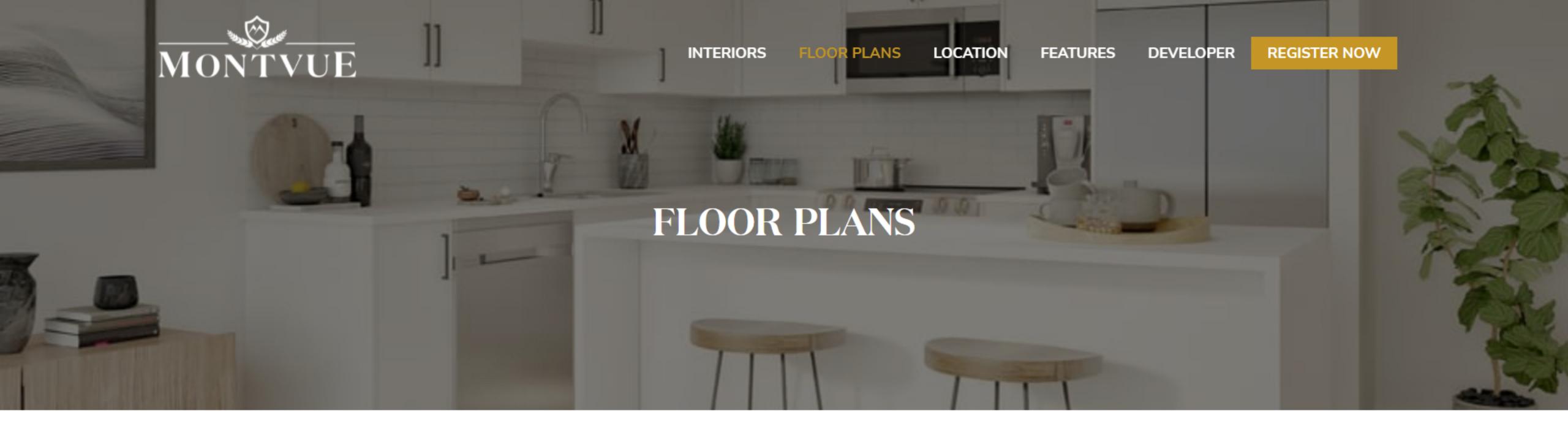
- Comprehensive National Home Warranty Insurance Company of Canada insurance
- ✓ including 2-5-10: 2 years of coverage for materials, 5 years of coverage for building envelope, and 10 years of coverage for structural work
- Keyless FOB entry in the underground parking with available interphone for visitors parking
- ⊗ Secure, underground parking for residents
- Rain screen protection for durability
- ⊗ Sprinklers in all homes

1, 2 & 3 BEDROOM HOMES IN HISTORIC DOWNTOWN ABBOTSFORD



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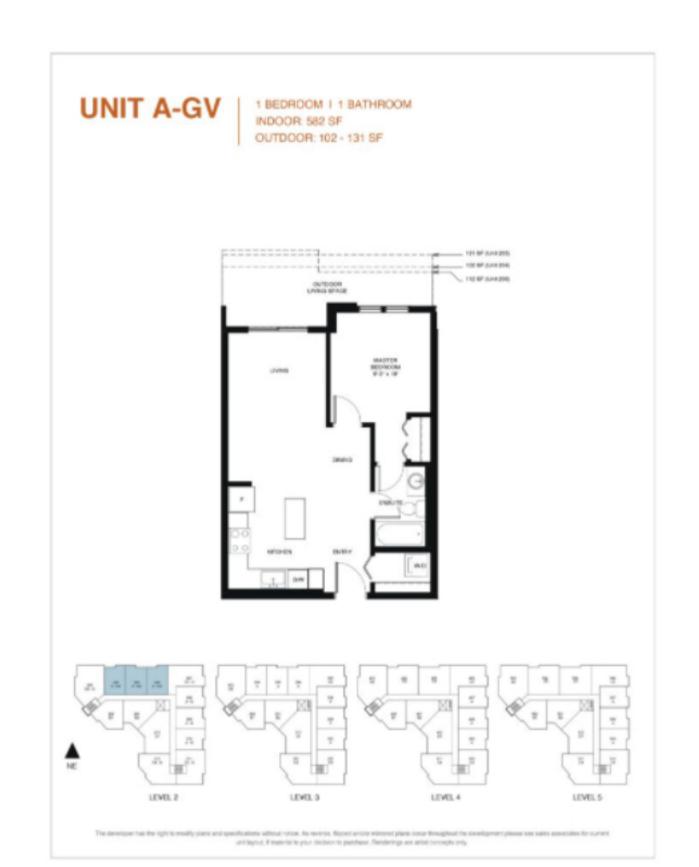
This is not an offering for sale. Any such an offering can only be made with a disclosure statement. E.&O.E



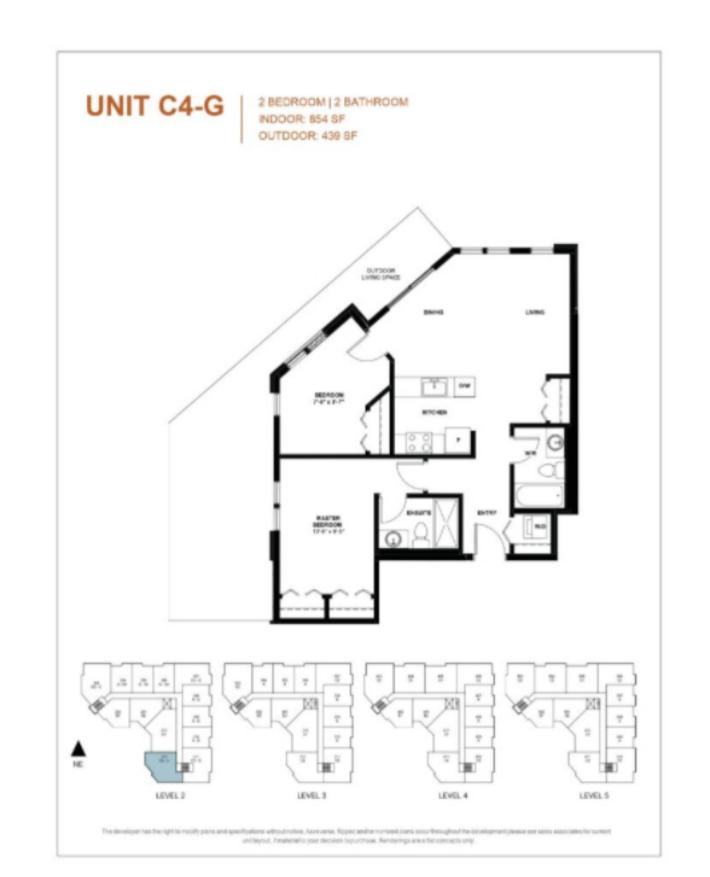
### **OUR HOMES**

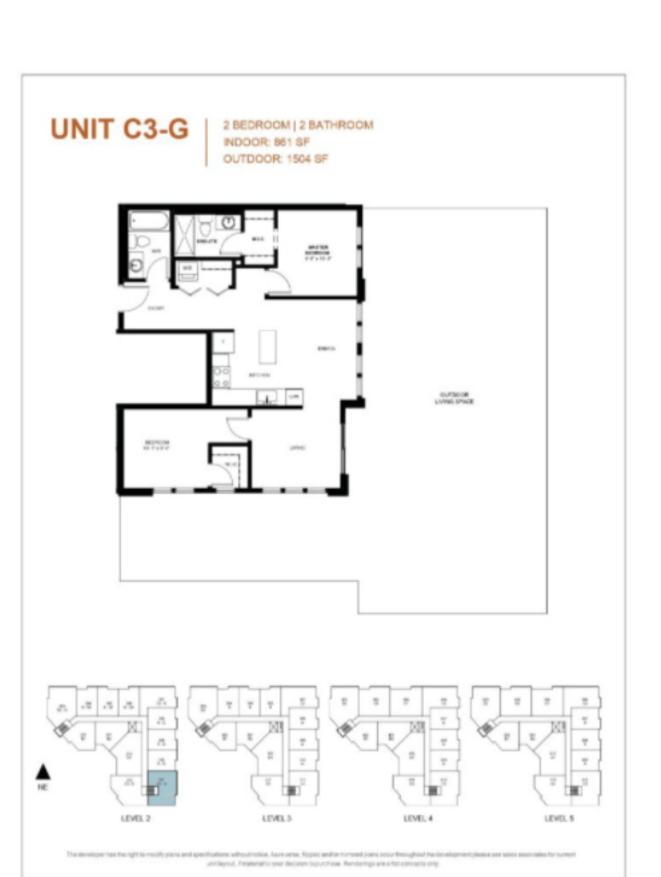
Filter by number of rooms and click on the unit you want to get more information

#### ALL 1 BED | 1 BED + DEN 2 BED | 2 BED + DEN 3 BED





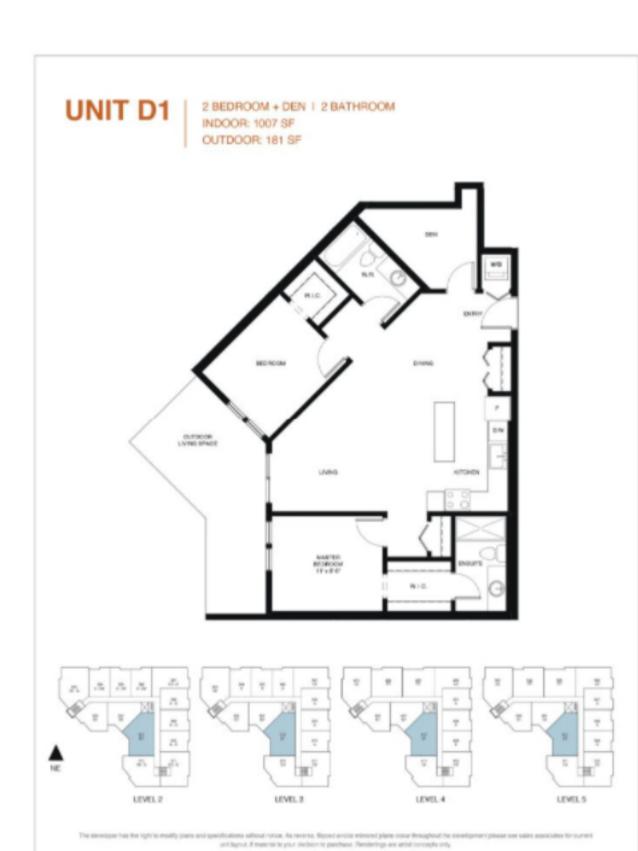






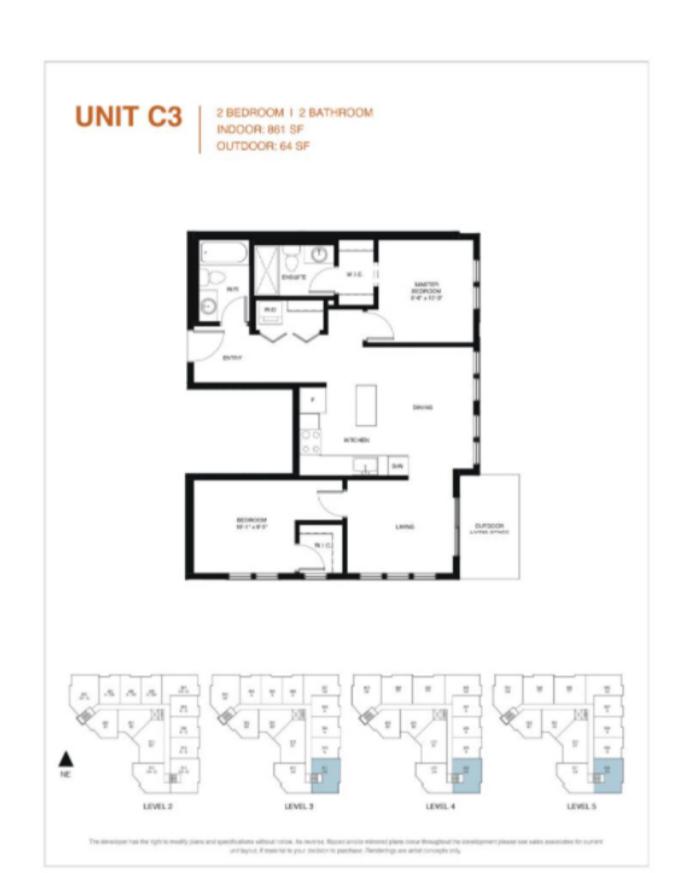




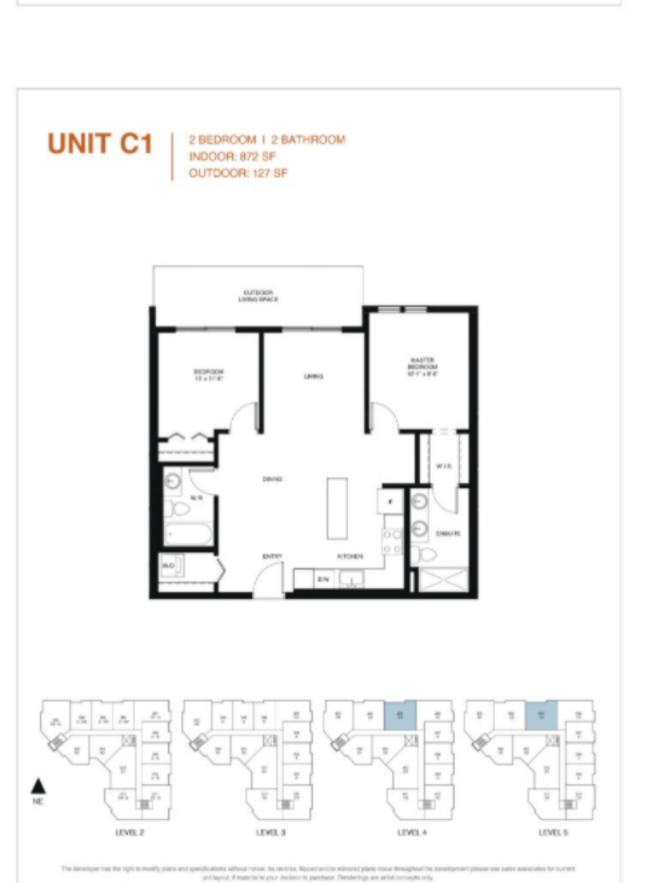




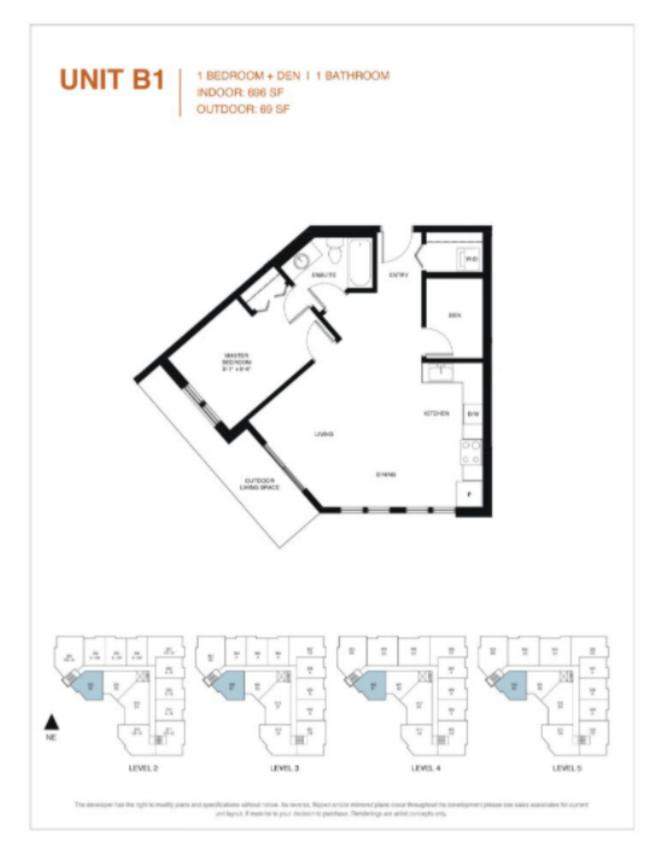










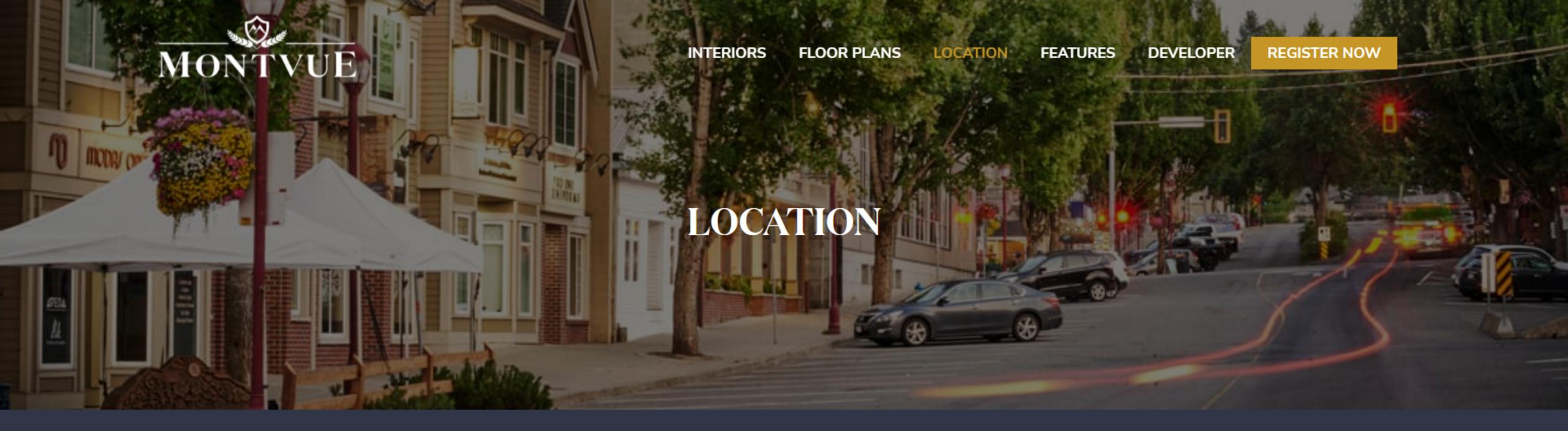




1, 2 & 3 BEDROOM HOMES IN HISTORIC DOWNTOWN ABBOTSFORD



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#### DISCOVER HISTORIC DOWNTOWN ABBOTSFORD

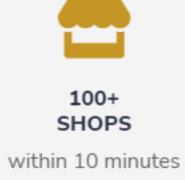
Situated on Montvue Avenue in the heart of Abbotsford, Montvue offers 1, 2 and 3 bedroom homes within walking distance of locally owned shops, boutiques, restaurants, cafes, and service providers. As one of Abbotsford's oldest communities, the historic downtown core provides the perfect atmosphere for families, downsizers, and young couples who are looking to enjoy life to the fullest.





within 5 km







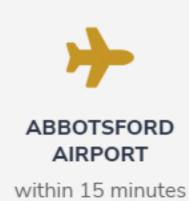


within 5 minutes

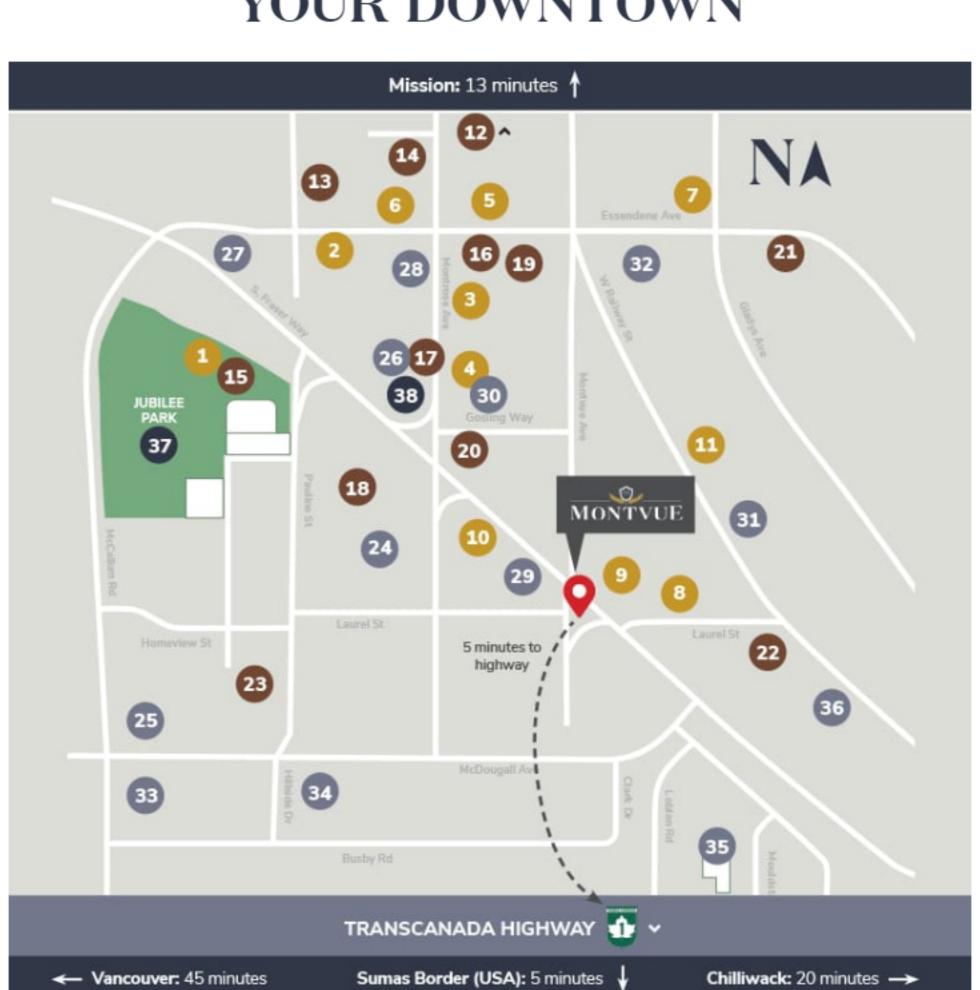
UNIVERSITY OF THE FRASER VALLEY (UFV) within 10 minutes







#### YOUR DOWNTOWN



- SHOPPING: Abbotsford Farm & Country Market
- Dollarama Bishops Centre The Clay Cottage
- Hemmingway's Books & Records Nerd Haven Games
- 7. Nimbus 9 8. HOFA Art Supplies & Framing
- 9. Champagne & Lace Agape Bridal 11. Lepp's Daily Market
- SERVICES: Newgen Medical Clinic Valley-Wide Finacial Group
- Simpson Notaries 27. RDM Lawyers 28. Beard & Bardot Hair Co. Inc.
  - Sirs & Hers Nails Care 30. Salon Vivah 31. Abby Tires
  - 32. Car Rental Abbotsford 33. Abbotsford Valley Animal Emergency Clinic 34. New Life Pentecostal Church

35. Alexander Elementary

36. Abbotsford Fire Department

BRGR BRGR 17. Bow & Stern 18. Townhall

DINNING:

Banter Ice Cream

& Lounge

13. Old Hand Coffee

12. Duft and Co Bakehouse

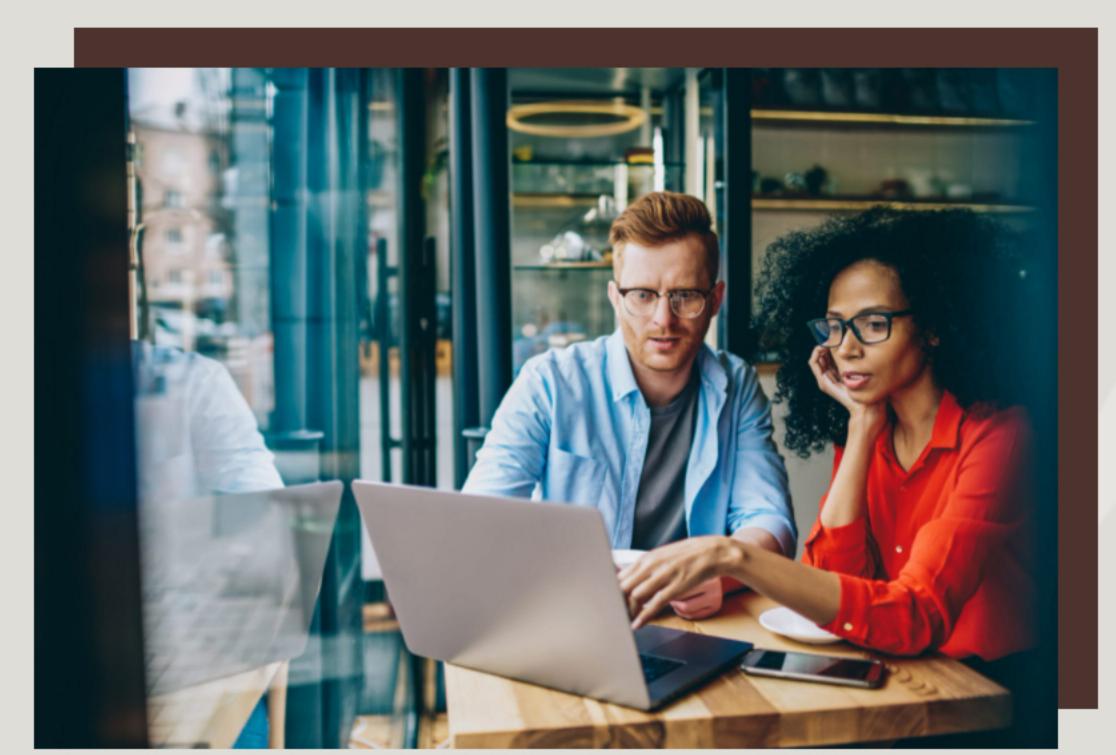
14. Nine Downtown Kitchen

The Polly Fox Once Upon A Thai Restaurant

22. Noodle Box

23. Dragon Fort

- PARKS & RECREATION:
- 37. Jubilee Park 38. Iron Cycle Club

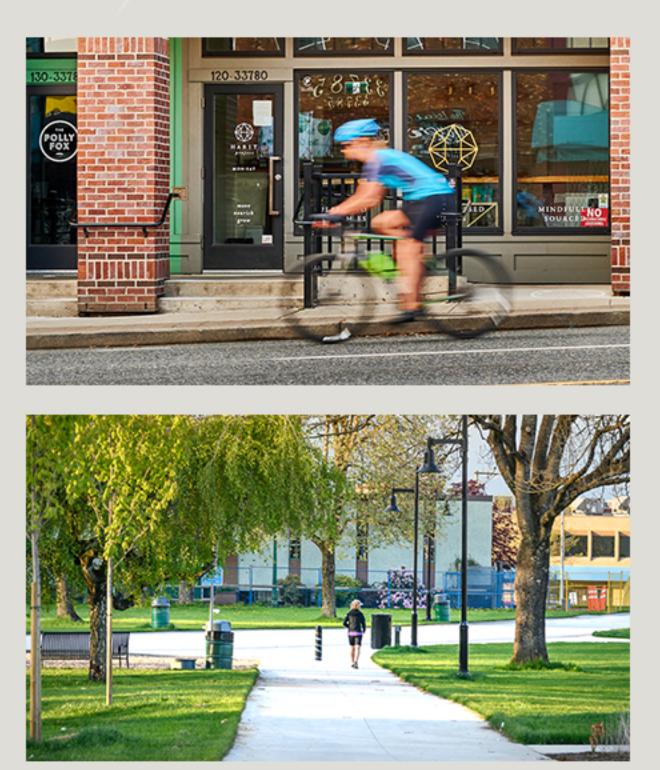


## **EVERYTHING YOU NEED**

access to Highway 1 are just a stone's throw away.

WITHIN WALKING DISTANCE Enjoy the small-town feel of downtown Abbotsford without giving up the conveniences of city living. Montvue offers close proximity to nearby parks perfect for exercising or family gatherings—as well as easy access to some of Abbotsford's most popular restaurants and local shops. The mall, UFV, and

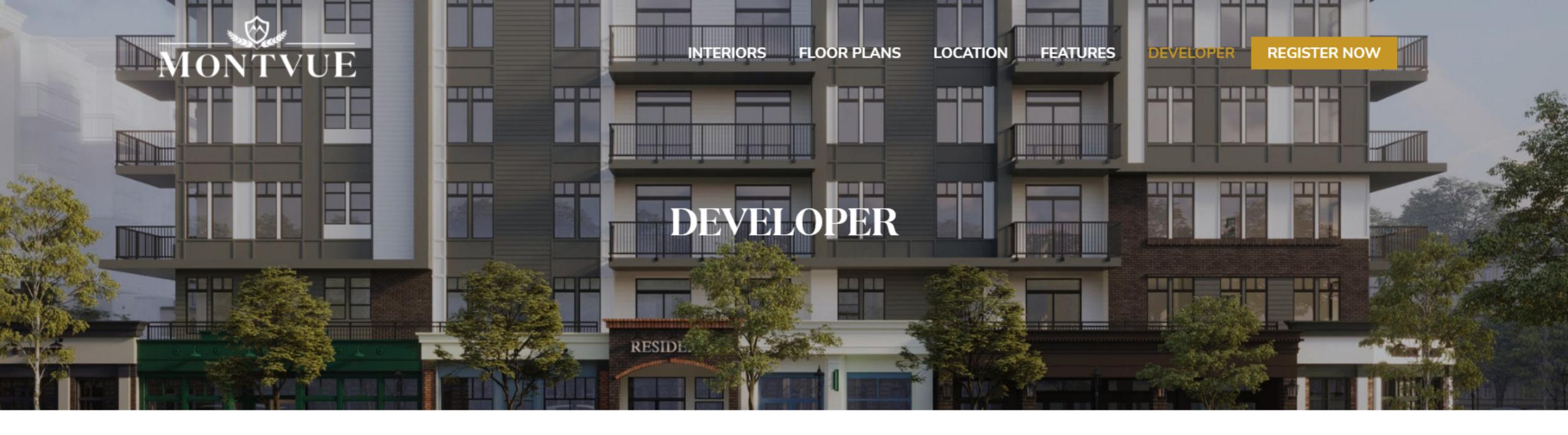




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#### EXPERIENCED LOCAL DEVELOPER

#### PARCEL7

As a local Abbotsford developer, Parcel7 has strong ties to the community and an outstanding reputation for creating high-quality properties that add value back into the community. By using our extensive network and knowledgebase, we are able to put the needs of our clients first, providing them with local living options geared toward everyday living.



**VISIT WEBSITE** 

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info@montvueliving.ca

info@montvuelivin



