

## DISCOVER DOWNTOWN LIVING

1, 2, & 3 BEDROOM HOMES



## 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](#)



## VIEWS

## 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

MONTVUE 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 \*.

First Name \*

Last Name \*

Email \*

Phone

Are you a realtor \*

- ☐ Yes  
☐ No

Are you working with a realtor? \*

- ☐ Yes  
☐ 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.

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1, 2 & 3 BEDROOM HOMES IN HISTORIC DOWNTOWN ABBOTSFORD


**MONTVUE**

[info@montvueliving.ca](mailto:info@montvueliving.ca)



# INTERIORS

## 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
- ☑ Walking and transit-oriented lifestyle
- ☑ Quick bike ride to Mill Lake and Sevenoaks Shopping Centre
- ☑ 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
- ☑ #1 HWY entrance just minutes away

### Inspired Interiors

- ☑ Bright open concept layouts designed to maximize use of space for simpler living
- ☑ Two professionally designed colour packages to choose from: Milky Way or Espresso
- ☑ Rich and durable water re-resistant Vinyl plank flooring throughout
- ☑ Bathrooms featuring stylish quartz countertops and undermount sinks
- ☑ Modern flat stock door casing & baseboards
- ☑ Stylish and modern lighting package
- ☑ Large Low-E windows allowing for natural light
- ☑ Blinds on all opening windows
- ☑ High-efficiency hot water tank

### 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
- ☑ Gentle soft-closing cabinet doors and drawers
- ☑ Stylish quartz countertops
- ☑ White tile backsplash
- ☑ High-efficiency stainless steel appliances in the kitchen
- ☑ 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
- ☑ Hardwired smoke and CO2 detectors
- ☑ Sprinklers in all homes

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# FLOOR PLANS

## 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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## LOCATION

### 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.



**20 PARKS (INCLUDING MILL LAKE AND JUBILEE)**  
within 5 km



**ALL LEVELS OF SCHOOL**  
within 2 km



**100+ SHOPS**  
within 10 minutes



**HIGHWAY #1**  
within 5 minutes



**SEVENOAKS SHOPPING CENTRE**  
within 5 minutes



**UNIVERSITY OF THE FRASER VALLEY (UFV)**  
within 10 minutes



**DOWNTOWN VANCOUVER**  
within 60 minutes



**SUMAS BORDER (USA)**  
within 15 minutes



**ABBOTSFORD AIRPORT**  
within 15 minutes

## YOUR DOWNTOWN



#### SHOPPING:

1. Abbotsford Farm & Country Market
2. Dollarama
3. Bishops Centre
4. The Clay Cottage
5. Hemmingway's Books & Records
6. Nerd Haven Games
7. Nimbus 5
8. HOFA Art Supplies & Framing
9. Champagne & Lace
10. Agape Bridal
11. Lepp's Daily Market

#### SERVICES:

24. Newgen Medical Clinic
25. Valley-Wide Financial Group
26. Simpson Notaries
27. RDM Lawyers
28. Beard & Bardot Hair Co. Inc.
29. 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 School
36. Abbotsford Fire Department

#### DINNING:

12. Duft and Co Bakehouse
13. Old Hand Coffee
14. Nine Downtown Kitchen & Lounge
15. Banter Ice Cream
16. BRGR BRGR
17. Bow & Stern
18. Townhall
19. The Polly Fox
20. Once Upon A Thai Restaurant
21. Pallotti's Italian
22. Noodle Box
23. Dragon Fort

#### PARKS & RECREATION:

37. Jubilee Park
38. Iron Cycle Club



### EVERYTHING YOU NEED 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 access to Highway 1 are just a stone's throw away.



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## DEVELOPER

### 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.

Parcel **7**

[VISIT WEBSITE](#)

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