



Features

LOCATION

- Ideally situated in the U-District: Abbotsford’s new vibrant urban community
- Walking and transit-oriented lifestyle
- Unity is within a few minutes walk to the University of the Fraser Valley, Abbotsford Sports and Entertainment Centre, and McCallum Junction shopping centre
- A block away from the #1 HWY entrance
- Minutes from the new pedestrian and cycling bridge
- Unity’s unique location borders agricultural land
- Quick bike ride to Mill lake, Sevenoaks Shopping Centre, and the historic downtown Abbotsford

INSPIRED INTERIORS

- Open concept floorplans designed to maximize use of space for simpler living
- Large windows allowing for natural light
- Hunter Douglas Designer Screen Shades on all opening windows
- Wide plank laminate flooring throughout with nylon carpeting in bedrooms
- Two professionally designed colour packages to choose from: Almond Crème or Almond Cafe
- Enjoy the convenience of a main floor powder room
- High-efficiency hot water tank
- Ensuite bathroom featuring a spacious shower with glass door
- Modern flat stock door casing & baseboards
- Stylish and modern lighting package

EXCLUSIVE ROOFTOP DECK

- Spacious rooftop decks on 35 units to help you enjoy outdoor living with family and friends. Sizes range from 470 sq ft to 590 sq ft in size

DESIGN INSPIRED KITCHENS

- Upper units feature an oversized, spectacular 10-foot kitchen island
- Choose from either contemporary flat panel or traditional shaker-style cabinet doors
- High-efficiency stainless steel appliances in the kitchen
- Stylish quartz countertops
- Dual stainless steel undermount sink with a faucet featuring both regular spray and vegetable spray options
- Soft-close hinges on cabinet doors and drawers
- Stainless steel hood fan

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
- Rain screen protection for durability
- Keyless FOB entry in the underground parking with available interphone for visitors parking
- Secure, 1-level underground parking for residents with an optional 220 amp outlet to parking stall for electric charging

UPGRADE OPTIONS

- **Package:** Airconditioning, upgraded countertops in kitchen, kitchen backsplash and smart home package which includes, Google Nest thermostat, Google Nest door bell and main smart switches
- **Electric Charging:** 220 amp outlet to parking stall for electric charging

2, 3 & 4 Bedroom Townhomes In Abbotsford’s U-District



778-819-1970

PRESENTATION CENTRE

101 – 2031 McCallum Rd,
Abbotsford BC



Glenayre Realty Co. Ltd.

Parcel **7**

