

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1996
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	28
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	N5
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,099.20
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	488.59	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	023-451-271

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 16
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Carpet	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	Yes : Mountains & Trees
<b>Mgmt. Company:</b>	Pivot Point Properties - 604-743-1600
<b>Complex / Subdiv:</b>	The Uplands
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 10, PLAN LMS2369, SECTION 19, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	None
<b>Site Influences:</b>	Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Refrigerator,Stove,Vacuum - Built In,Vaulted Ceiling,Windows - Thermo
<b>Bylaw Restrict:</b>	Pets Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'9 x 12'	Above	Bedroom	11'2 x 11'1
Main	Dining Room	9'11 x 9'4	Above	Laundry	8' x 3'
Main	Kitchen	11'9 x 9'7	Bsmt	Foyer	6'5 x 4'4
Main	Eating Area	9' x 8'	Bsmt	Bedroom	12'5 x 10'9
Main	Family Room	12'2 x 8'10			
Above	Primary Bedroom	15'6 x '1			
Above	Bedroom	11'9 x 11'9			

<b>Finished Floor (Main):</b>	904 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	861 sqft	<b># Of Kitchens:</b>	1	Above	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	461 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	2	No
<b>Finished Floor (Total):</b>	2,226 sqft	<b>Basement:</b>	Fully Finished,Part			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	2,226 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

East Abbotsford! 4 bed/3 bath 2226 sq ft townhouse in The Uplands complex. This beautiful unit has had several updates & improvements over the past few years. The main living space boasts solid oak floors throughout providing a warm, cozy space. The wooden beams add to this special space. The kitchen was updated 4 yrs ago with Quartz countertops, brick backsplash, S/S appliances & an abundance of cupboards to meet all your cooking needs. The family rm has vaulted ceilings & lg windows across the front welcome in the morning sun. The living & dining rms have easy access to an outdoor oasis backing on to green space ideal for entertaining & relaxing. The unit has numerous closets & lg garage to meet your storage needs. The small workshop area in the garage is ideal to work on any projects.