

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2006
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	18
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,426.47
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	591.32	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-605-554

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - 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, Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	124 - Total Units in Strata: 124
<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>	Electric, Forced Air, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s), Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood, Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain
<b>Mgmt. Company:</b>	Associa - 604-591-6060
<b>Complex / Subdiv:</b>	Uplands
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	PL BCS1389 LT 70 LD 36 SEC 10 TWP 2 STRATA PHASE 3.
<b>Amenities:</b>	Club House, Exercise Centre, Guest Suite, In Suite Laundry, Playground, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub
<b>Site Influences:</b>	Central Location, Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 12'	Above	Bedroom	9'8 x 9'4
Main	Dining Room	10' x 10'5	Below	Recreation Room	13' x 14'
Main	Kitchen	9'4 x 10'1			
Main	Eating Area	9'4 x 8'			
Main	Family Room	13' x 10'5			
Above	Primary Bedroom	12' x 12'3			
Above	Bedroom	9'10 x 10'2			

<b>Finished Floor (Main):</b>	744 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	732 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	438 sqft	<b># Of Levels:</b>	3	Below	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,914 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,914 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Uplands! Opportunity is knocking to own this gorgeous end unit featuring over 1700 square feet with 4 bedrooms, and 4 baths, hardwood floors, designer colors and light fixtures, s/s appliances, with balcony off the kitchen for year round BBQ and entertaining offering gorgeous views of the trees, valley, and mountains in this serene park like setting with large fully fenced yard and covered patio area. This is resort style living at it's finest with a 10,000 square foot clubhouse featuring pool, hot tub, exercise center, movie theatre room, guest suite, plus more. This complex is conveniently located close to schools, shopping and transportation. Opportunity is knocking. Shows 10 plus. Call today before it's too late!