

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2021
<b>Frontage (ft):</b>	44.00	<b>Bathrooms:</b>	4	<b>Age:</b>	3
<b>Lot Area (sq.ft.):</b>	4,176.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,966.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	109.89	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	031-142-885

<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>	Mixed,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	15 - Total Units in Strata: 15
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Fibreglass	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Mountains

**Mgmt. Company:**

**Complex / Subdiv:** Upland Heights

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 1, PLAN EPS6269, SECTION 7, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** None

**Site Influences:** Cul-de-Sac,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed,Rentals Allowed

**Listing Broker(s):** Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 15'3	Above	Bedroom	10'1 x 11'9	Below	Laundry	14'1 x 11'2
Main	Living Room	17'4 x 12'8	Above	Walk-In Closet	9'8 x 4'10			
Main	Dining Room	15'8 x 10'3	Below	Living Room	17'4 x 13'8			
Main	Foyer	8'6 x 14'6	Below	Kitchen	11'6 x 9'10			
Main	Pantry	8'7 x 8'	Below	Bedroom	9'1 x 11'1			
Above	Primary Bedroom	16'11 x 15'11	Below	Bedroom	10'11 x 11'6			
Above	Bedroom	13'7 x 13'11	Below	Walk-In Closet	4'3 x 8'1			

<b>Finished Floor (Main):</b>	1,046 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,054 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	1,037 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Above	4	No
<b>Finished Floor (Total):</b>	3,137 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Grand Total:</b>	3,137 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Beautiful, 2021 built family home in Promontory's Upland Heights, located at the end of a cul-de-sac in a fantastic neighbourhood. Only minutes away from schools, parks, shopping, restaurants, recreation & more! Gorgeous 2 storey w. bsmt home boasts 3 beds/3 baths and is just over 3,000sqft. This bright, open concept main floor features a separate dining area, cozy gas fireplace and the spacious kitchen with ample cabinet space, a walk-in pantry & eating bar/island! Upstairs you will find the master bedroom with a 4 pc ensuite (a soaker tub!) and walk in closet, as well as two other nicely sized bedrooms and laundry room with separate sink. The basement is fully finished with a walk-out 2 bedroom/1 bathroom suite complete with separate laundry and entry. Call today!