

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	19
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,514.69
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	742.19	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-393-573

<b>Style of Home:</b>	2 Storey w/Bsmt.,Corner Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Vinyl,Wood	<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>	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>	Baseboard,Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,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>	The Uplands
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer
<b>Legal:</b>	STRATA LOT 15 SECTION 10 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1389TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Club House,Pool; Outdoor,Recreation Center
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	13'8 x 9'	Above	Bedroom	11'2 x 12'10
Main	Living Room	13'8 x 13'7	Below	Family Room	14'7 x 24'10
Main	Eating Area	10'4 x 8'8	Below	Flex Room	10'6 x 7'9
Main	Kitchen	9'7 x 8'3	Below	Laundry	8'8 x 8'5
Above	Primary Bedroom	14'7 x 12'3	Below	Utility	8'7 x 4'5
Above	Walk-In Closet	8'10 x 4'11			
Above	Bedroom	12'3 x 10'6			

<b>Finished Floor (Main):</b>	699 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	802 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	699 sqft	<b># Of Levels:</b>	3	Above	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	5	Yes
<b>Finished Floor (Total):</b>	2,200 sqft	<b>Basement:</b>	Full			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	2,200 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Stunning Duplex Style End Unit Townhome in Highly Sought After Uplands! This Large 3 Bedroom, 3 Bathroom, 2,200 Sq Ft Unit Features a Fully Renovated Kitchen with Custom Cabinetry, SS Appliances, Gas Range, Quartz Countertops w/Eat Up Bar & Tile Backsplash. Open Concept Livingroom w/ Cozy Gas Fireplace & a Covered Sundeck off Dining Room for Year Round BBQ's! 3 Bedrooms Upstairs, Primary Bedroom with Beautiful Mountain Views has a Large Walk In Closet & a 5 PC Ensuite. Spacious & Bright Walk Out Basement with Flex Room is Roughed in for Toilet & Shower, the Perfect Option for a In-Law Suite! Resort Style Amenities Building Features Indoor Hockey Court, Pool Table, Outdoor Swimming Pool, Gym & Much More.