

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	3	Age:	28
Lot Area:		Full Baths:	3	Zoning:	N5
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,922.05
Rear Yard Exp:		Maint. Fee:	488.59	For Tax Year:	2023
View:	Yes			P.I.D.:	023-451-297

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

View:	Yes : Mountains
Mgmt. Company:	Pivot Point Properties - 604-743-1600
Complex / Subdiv:	Uplands
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 12 SECTION 19 TOWNSHIP 19 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2369 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Air Cond./Central,Garden,In Suite Laundry,Playground,Storage
Site Influences:	Golf Course Nearby,Greenbelt,Paved Road,Private Yard,Shopping Nearby,Treed
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave,Smoke Alarm,Vacuum - Built In,Wine Cooler
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	17'2 x 11'6	Above	Primary Bedroom	15'5 x 14'10
Main	Family Room	14'7 x 11'11	Above	Bedroom	11'10 x 11'11
Main	Dining Room	12'1 x 9'11	Above	Bedroom	11'6 x 10'5
Main	Living Room	12'5 x 12'3	Bsmt	Bedroom	12'4 x 10'10
Main	Foyer	6'6 x 4'5	Bsmt	Storage	9'0 x 4'0
Main	Patio	28'3 x 11'4			
Main	Patio	17'6 x 4'5			

Finished Floor (Main):	893 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	861 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	432 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	2,186 sqft	Basement:	Full,Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,186 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

This stunning 2,186 sq. ft., 3 level - 1/2 duplex/townhouse is perfectly situated in the Uplands, a private and well maintained 16 unit strata development surrounded by greenspace and panoramic mountain views; close to everything you love about East Abbotsford. Inside you'll fall in love with a brand new custom Kitchen with high-end appliances, huge island for entertaining, 9 FT ceilings, and wide open living space with light pouring in from three directions. The family room walks out onto a +/-300 sq. ft. covered patio, to be enjoyed year-round. 3 large BRs and 2 fully renovated baths upstairs, with BR #4 and Bath #3 downstairs, that works great as a guest suite or perfect for an older child or parent. Double garage, new furnace and HW tank, and central AC! Move in, and enjoy!