

# 4808 FAIRBROOK CRESCENT

*Uplands*

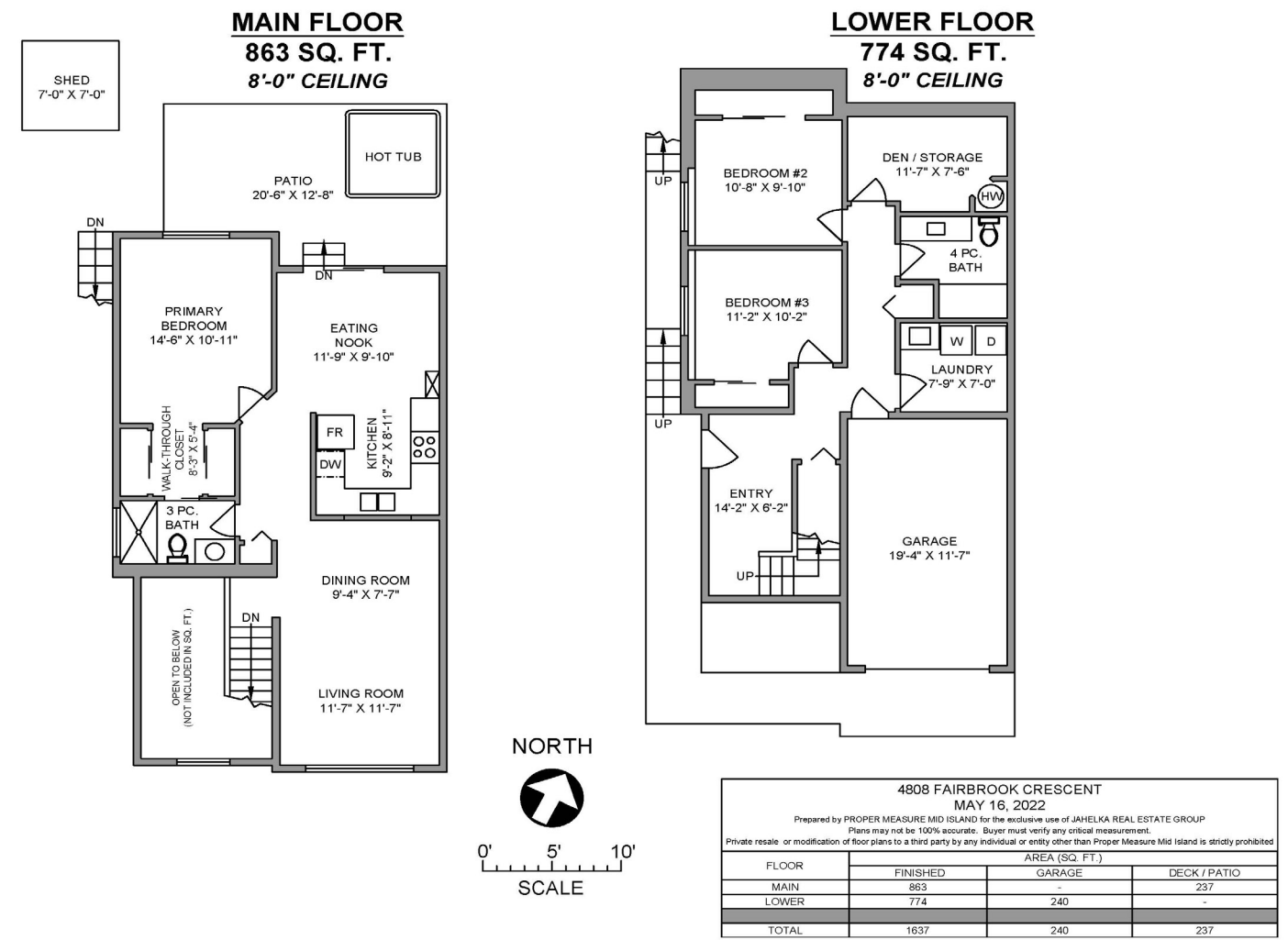


**JAHELKA REAL ESTATE GROUP**

Lifestyle Properties • Development Marketing







NORTH

0'

5'

10'

SCALE

4808 FAIRBROOK CRESCENT

MAY 16, 2022

Prepared by PROPER MEASURE MID ISLAND for the exclusive use of JAHIELKA REAL ESTATE GROUP

Plans may not be 100% accurate. Buyer must verify any critical measurement.

Private resale or modification of floor plans to a third party by any individual or entity other than Proper Measure Mid Island is strictly prohibited

FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	863	-	237
LOWER	774	240	-
TOTAL	1637	240	237

## WELCOME HOME...

With its highly sought-after Uplands location, this well-maintained half-duplex situated on a low-maintenance lot offers convenient and affordable family living in the desirable Sunshine Ridge neighbourhood close to schools, shopping, and recreation.

Boasting a functional floorplan and 1,637 sqft of living space comprising of 3 bedrooms plus a den and 2 bathrooms, this home features bright, open concept main floor living on the upper-level commanding beautiful views across the neighbourhood in the front and walk-out access to a private patio in the rear, complete with a hot tub and tiered garden which creates a scenic backdrop.

A well-appointed kitchen offers ample counter and cabinet space for the chef in the family with a pass-through into the living area keeping everyone connected. The adjoining eating nook, the perfect place to host family and friends, leads to the patio which extends the living space in the warmer months, and through to the living/dining room providing a cozy spot to gather. The primary bedroom with a walk-through closet and a 3-piece ensuite featuring a spa-like shower is conveniently located just steps away while two further bedrooms and a den are downstairs with a 4-piece bathroom and laundry room rounding off this level.

If you're looking for a comfortable, affordable home with no strata fees in a great family neighbourhood, look no further as this home won't disappoint!

Data and measurements have been provided by Proper Measure, BC Assessment, and the Property Report, and should be verified if important.

## FEATURES

<i>Style:</i>	Half Duplex, Main Level Up
<i>Bedrooms:</i>	3 + Den
<i>Bathrooms:</i>	2
<i>Living Area:</i>	1,637 Sqft.
<i>Lot Size:</i>	0.12-acre
<i>Parking:</i>	Single Garage
<i>Taxes:</i>	\$3,140 (2021)







**FEATURED LISTING**  
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