

4808 FAIRBROOK CRESCENT

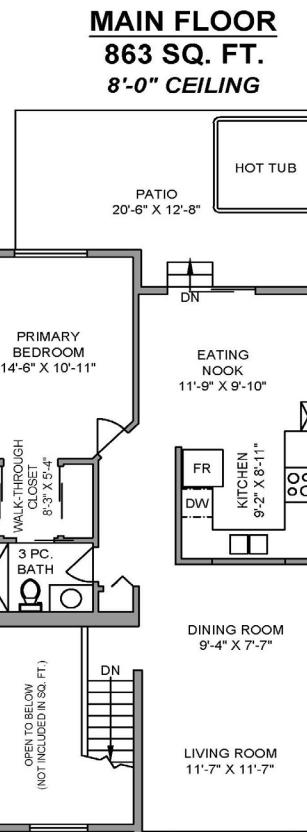
Uplands



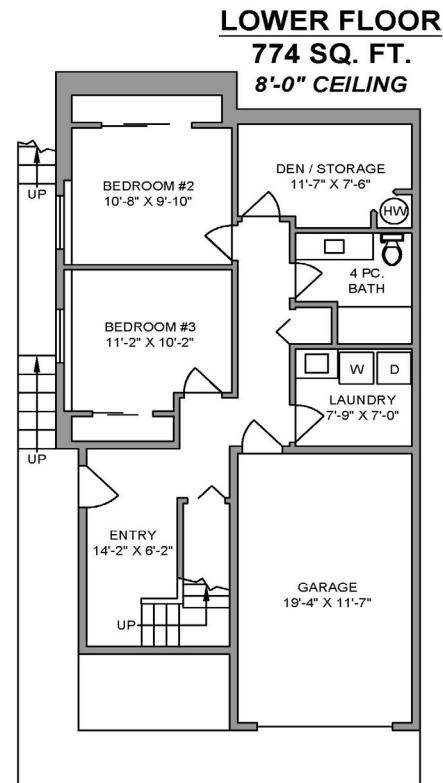
JAHELKA REAL ESTATE GROUP

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 JAHELKA 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

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



FEATURED LISTING
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