

Depth/Size (ft):		Bedrooms:	7	Approx. Year Built:	1986
Frontage (ft):	60.00	Bathrooms:	3	Age:	38
Lot Area: (sq.ft.)	6,003.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,241.34
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	002-009-871

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : OTHER
Mgmt. Company:	
Complex / Subdiv:	FAIRFIELD ESTATES
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 28, PLAN NWP70090, SECTION 29, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry,Independent living,Storage
Site Influences:	Central Location,Paved Road,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Century 21 Coastal Realty Ltd., Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 16'	Below	Living Room	14' x 15'
Main	Kitchen	19' x 11'	Below	Kitchen	14' x 8'6
Main	Family Room	12' x 10'	Below	Eating Area	14' x 14'
Main	Dining Room	15' x 9'	Below	Bedroom	13'6 x 12'6
Main	Primary Bedroom	13'6 x 12'6	Below	Bedroom	11' x 9'
Main	Bedroom	11' x 10'6	Below	Bedroom	10' x 9'
Main	Bedroom	11' x 9'	Below	Bedroom	9' x 9'6

Finished Floor (Main):	1,557 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	Yes
Finished Floor (Below):	1,550 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Below	4	No
Finished Floor (Total):	3,107 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	3,107 sqft	Basement:	Finished,Separate Entry			
		Beds In Bsmt:	0 / 7			
		# Of Pets:				

Fairfield Estates!! LEGAL SUITE!! Great family home in this quiet, desirable, West Abby Location. This 7 bedrooms rancher with grand basement area is walking distance to all levels of SCHOOLS, ROTARY STADIUM, MATSQUI REC CENTRE & much more. Main floor has a great open kitchen with stainless steel appliances. There are 3 spacious bedrooms on the main floor with 2 bathrooms. Off the kitchen is a large covered deck that is perfect for entertaining. Then there is a 2 bedroom legal suite that is large and ready for the perfect tenant. Basement suite can be rented out as 3 bedrooms suite as well and another bedroom downstairs for upstairs use. Book your private viewing today!!