

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1986
<b>Frontage (ft):</b>	150.00	<b>Bathrooms:</b>	5	<b>Age:</b>	38
<b>Lot Area (sq.ft.):</b>	13,926.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	RH-G
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,576.41
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	003-765-725

<b>Style of Home:</b>	4 Level Split	<b>Parking:</b>	Total: 10 - Covered: 4
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	4
<b>Exterior:</b>	Brick,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,DetachedGrge/Carport,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Electric,Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Fibreglass	<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>	
<b>Complex / Subdiv:</b>	FAIRVIEW ESTATES
<b>Services Connected:</b>	Electricity,Natural Gas
<b>Legal:</b>	LOT 139 SECTION 9 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 66407
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 12'2	Main	Living Room	13'5 x 12'8	Above	Bedroom	10'8 x 9'4
Main	Kitchen	19'6 x 13'	Main	Bedroom	11'11 x 11'3	Main	Bedroom	10' x 9'10
Main	Eating Area	10' x 10'	Main	Foyer	7'2 x 4'5	Main	Bedroom	9'10 x 9'10
Main	Family Room	22'6 x 13'4	Above	Primary Bedroom	14'5 x 13'10	Bsmt	Games Room	27'1 x 12'10
Main	Office	11'9 x 11'5	Above	Walk-In Closet	8'10 x 5'2	Bsmt	Bedroom	12'7 x 9'2
Main	Laundry	11'5 x 10'4				Bsmt	Utility	11'4 x 7'2
Main	Kitchen	10'6 x 13'9						

<b>Finished Floor (Main):</b>	2,006 sqft	<b># Of Rooms:</b>	18	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	830 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	No
<b>Finished Floor (Bsmt):</b>	608 sqft	<b>Suite:</b>	Unauthorized Suite	Bsmt	3	Yes
<b>Finished Floor (Total):</b>	3,444 sqft	<b>Crawl/Bsmt Height:</b>		Main	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Part	Above	4	Yes
<b>Grand Total:</b>	3,444 sqft	<b>Beds In Bsmt:</b>	1 / 6			
		<b># Of Pets:</b>				

Fairview Estates. Fully renovated 6 bedroom 5 bathroom home with an amazing 1 bedroom suite + bonus new 24'X 30' Detached Garage sitting on a huge 13926 Sq.Ft Lot. This stunning home has a great layout featuring an amazing kitchen with a huge island that is open to the living room. The main level also has a den which could be an additional bedroom & a cozy family room! Upstairs boasts 4 beds showcasing a large primary bedroom with a deluxe ensuite. The basement has a large rec room, tons of storage + a bedroom with ensuite. The luxurious ground level suite is finished to the same quality as the rest of the home, great for family or rental income! Enjoy the extremely private back yard with a deck + covered patio & hot tub. Tons of parking, 2 driveways, huge shop + boat & RV parking.