

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 2007
Frontage (ft):	Bathrooms: 2	Age: 17
Lot Area:	Full Baths: 2	Zoning: STRATA
Flood Plain:	Half Baths: 0	Gross Taxes: \$3,907.46
Rear Yard Exp:	Maint. Fee: 551.16	For Tax Year: 2024
View: Yes		P.I.D.: 027-120-261

Style of Home: Corner Unit,Upper Unit	Parking: Total: 2 - Covered: 2
Construction: Frame - Wood	Covered Parking: 2
Exterior: Mixed	Parking Access: Front
Foundation:	Parking: Garage; Underground,Visitor Parking
Rain Screen:	Locker: Yes
Renovations:	Units in Dev: - Total Units in Strata: 268
# of Fireplaces: 1 - Fuel: Electric	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Electric	Property Disc: Yes
Outdoor Area: Balcony(s)	PAD Rental:
Type of Roof: Other	Fixtures Leased: No
Floor Finish: Laminate,Other	Fixtures Rmvd: No

View: Yes : Golf Course & Mountains
Mgmt. Company: Associa
Complex / Subdiv: Fairways
Services Connected: Electricity,Natural Gas,Water
Legal: STRATA LOT 245, PLAN BCS2427, DISTRICT LOT 224, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities: Club House,Elevator,Exercise Centre,In Suite Laundry,Recreation Center,Sauna/Steam Room,Wheelchair Access
Site Influences: Central Location,Golf Course Dev.,Recreation Nearby,Shopping Nearby
Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s): RE/MAX Sabre Realty Group

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'6 x 12'11	Main	Laundry	11'4 x 7'7
Main	Dining Room	11'1 x 10'3			
Main	Living Room	12'2 x 13'6			
Main	Primary Bedroom	9'7 x 14'9			
Main	Bedroom	9'3 x 10'11			
Main	Media Room	9'3 x 10'7			
Main	Foyer	5'3 x 6'3			

Finished Floor (Main): 1,343 sqft	# Of Rooms: 8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	5	Yes
Finished Floor (Below): 0 sqft	# Of Levels: 1	Main	4	No
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 1,343 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 1,343 sqft	# Of Pets:			

Experience tranquility and peace in this corner unit 2 bed, 2 bath condo overlooking a picturesque golf course and stunning mountain views. The kitchen boasts granite countertops, stainless steel appliances, and ample cabinetry. The den serves as a cozy media room, and the spacious laundry room offers extra storage. Enjoy serene moments on the deck overlooking the beautiful landscape. The clubhouse features a gym, sauna, kitchen, and living area. Direct access to Meadow Gardens Golf Course and restaurant. Cinema, restaurants, and shopping are just across the street. Includes 2 parking stalls.