

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1994
Frontage (ft):	Bathrooms:	2	Age:	30
Lot Area:	Full Baths:	2	Zoning:	MF
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,345.69
Rear Yard Exp:	Maint. Fee:	396.70	For Tax Year:	2024
View:			P.I.D.:	018-761-917

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco,Vinyl	Parking Access:	Side
Foundation:		Parking:	Add. Parking Avail.,Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Completely	Units in Dev:	- Total Units in Strata: 70
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:

Mgmt. Company: Crossroads Management - 778-578-4447

Complex / Subdiv: FAIRFIELD HOUSE

Services Connected: Electricity,Natural Gas

Legal: STRATA LOT 9 SECTION 25 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS1410 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Elevator,Exercise Centre,In Suite Laundry,Storage,Wheelchair Access

Site Influences: Central Location,Greenbelt,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Pantry

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 21'2	Main	Laundry	7'4 x 5'6
Main	Dining Room	10'3 x 9'	Main	Foyer	5'4 x 5'3
Main	Kitchen	11'9 x 7'10			
Main	Eating Area	7'10 x 4'9			
Main	Primary Bedroom	13'11 x 11'9			
Main	Walk-In Closet	7'11 x 7'3			
Main	Bedroom	12'9 x 9'8			

Finished Floor (Main):	1,176 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,176 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,176 sqft	# Of Pets:	2 - Cats: Yes, Dogs: No			

FAIRFIELD HOUSE - First time on the market. Amazing fully updated 2 bed, 2 bath 1176 Sq.Ft Ground level garden suite! New Kitchen, counter tops, brand new stainless appliances, kitchen has a pass thru to dining room, great for entertaining. Stunning living room with gas fireplace (gas included in strata fee) Huge windows looking out to a beautiful private treed green space. Luxurious primary bedroom boasting a 5 piece deluxe ensuite & a large walk in closet. Generous sized 2nd Bedroom with a walk out to the patio. New laminate flooring throughout, updated light fixtures & paint. Spacious laundry room, new washer & dryer + ample storage space. This home shows like a new show home and is move in ready. Amazing location, walk to schools, shopping, transit, rec center & restaurants.