

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1995
Frontage (ft):		Bathrooms:	2	Age:	29
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,342.76
Rear Yard Exp:		Maint. Fee:	391.12	For Tax Year:	2024
View:	No			P.I.D.:	018-761-925

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:	Garage Underbuilding
Rain Screen:	Full	Locker:	Yes
Renovations:	Partly	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,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Crossroads - 778-578-4447
Complex / Subdiv:	FAIRFIELD HOUSE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 10 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,Garden,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Central Location,Private Setting,Recreation Nearby,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX 2000 Realty

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

Finished Floor (Main):	1,190 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	3	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,190 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,190 sqft	# Of Pets:	2 - Cats: Yes, Dogs: No			

FAIRFIELD HOUSE - Amazing 2 bed, 2 bath 1190 Sq.Ft Ground level garden suite. This home has a great layout featuring 2 large bedrooms that both have ensuite's! Stunning living room with gas fireplace (gas included in strata fee) that steps out to a good sized patio looking out to a beautiful private treed green space. Luxurious primary bedroom boasting a 5 piece ensuite & multiple closets. Spacious laundry room + storage space. Original owner, this home shows great and has been very well cared for. 1 parking and 1 storage locker included (additional parking spots are available for rent). Amazing location, walk to schools, shopping, transit, rec center & restaurants and future Skytrain.