

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2006
Frontage (ft):	Bathrooms:	1	Age:	18
Lot Area:	Full Baths:	1	Zoning:	MF
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,753.41
Rear Yard Exp:	Maint. Fee:	394.17	For Tax Year:	2024
View:			P.I.D.:	026-832-020

Style of Home:	Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# 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:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:

Mgmt. Company: Axis Strata Management - 778-593-1952

Complex / Subdiv: Fairfield Lane

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: STRATA LOT 73 DISTRICT LOT 37 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN BCS2039 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Club House

Site Influences: Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby

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

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

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'9 x 11'1	Main	Laundry	4' x 4'
Main	Dining Room	11'9 x 10'11			
Main	Kitchen	7'9 x 7'9			
Main	Primary Bedroom	17' x 10'4			
Main	Bedroom	12'5 x 8'5			
Main	Walk-In Closet	4'11 x 4'5			
Main	Foyer	4'7 x 4'			

Finished Floor (Main):	811 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	811 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	811 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Beautifully maintained bright TOP floor unit. Spacious open floor plan with a tile entry and lovely laminate floors throughout all your living area. Contemporary kitchen with ample cabinets and counter space, black appliances and a sit up eating bar. The living room will accommodate all your furniture and has a cozy GAS fireplace (included in your maintenance). Sliders off the living room to your covered SE exposed sundeck. A bonus built-in computer area for your home office. Two spacious bedrooms, the primary bedroom is large complete with a walk-in closet and a cheater door to the bathroom. Great amenity room. This unit comes with 2 side by side secured parking stalls and a storage locker. Very quiet cul-de-sac central location backing onto privately owned meadows walking trails and park