

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2007
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	17
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-5
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,353.67
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	450.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-119-246

<b>Style of Home:</b>	1 Storey,Ground Level Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 268
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain and Golf Course
<b>Mgmt. Company:</b>	Associa - 604-591-6060
<b>Complex / Subdiv:</b>	Fairways
<b>Services Connected:</b>	Electricity,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 144, 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 V
<b>Amenities:</b>	Bike Room,Club House,Exercise Centre,Guest Suite,In Suite Laundry,Sauna/Steam Room
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	14'6 x 9'8	Main	Laundry	5'8 x 6'4
Main	Bedroom	10'2 x 16'1	Main	Patio	6'11 x 11'1
Main	Walk-In Closet	5'2 x 5'	Main	Foyer	9'1 x 4'8
Main	Living Room	13' x 10'2			
Main	Dining Room	11' x 11'6			
Main	Kitchen	12'10 x 8'8			
Main	Den	9'1 x 7'7			

<b>Finished Floor (Main):</b>	1,177 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,177 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,177 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Welcome to The Fairways! Pitt Meadows resort style living! This home offer 2 large bedrooms that are at opposite sides of the home for ultimate privacy plus a den/bonus room. Large ensuite and a walkthrough closet off the master. Stunning kitchen and dining area which leads into your living room. A great open concept perfect for entertaining. Steps away from Meadow Gardens Golf Course perfect for the golfer in the family or just to enjoy the course and mountain views. This unit is not near the hwy so quiet and overlooks the courtyard. Also 2 Parking Stalls one with EV Charger. Ample storage must see! Easy access onto Golden Ears/Pitt River Bridges, close driving to all amenities and tons of walkable amenities. SOME PHOTOS ARE VIRTUAL STAGED TO HELP VISUALIZE AS ITS VACANT Move in ready