

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	1	Age:	17
Lot Area:		Full Baths:	1	Zoning:	STRATA
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,068.36
Rear Yard Exp:	Southeast	Maint. Fee:	349.07	For Tax Year:	2024
View:	Yes			P.I.D.:	027-120-074

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

View:	Yes : Trees
Mgmt. Company:	Associa - 604-591-6060
Complex / Subdiv:	The Fairways
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 227, 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:	Bike Room,Club House,Elevator,Exercise Centre,In Suite Laundry,Sauna/Steam Room,Storage
Site Influences:	Central Location,Golf Course Dev.,Golf Course Nearby,Paved Road,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Intercom,Microwave,Smoke Alarm,Sprinkler - Fire,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Elite West, Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'1 x 12'8	Main	Foyer	4'1 x 3'3
Main	Dining Room	9'8 x 9'9	Main	Patio	7'6 x 11'
Main	Kitchen	8'2 x 8'11			
Main	Primary Bedroom	8'11 x 14'11			
Main	Walk-In Closet	5'5 x 4'11			
Main	Bedroom	8'6 x 10'1			
Main	Laundry	7'5 x 5'6			

Finished Floor (Main):	808 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	808 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	808 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Move-in Ready condo at the Fairways at Meadow Gardens! This freshly painted and move-in ready 2-bedroom, 1-bathroom condo features an open floor plan, perfect for comfortable living. With the bedrooms on opposite sides of the unit, you'll enjoy privacy and convenience. Two side-by-side parking spots close to the lobby/elevator & a storage locker. The building offers a variety of amenities, including a gym, sauna, lounge, & guest rental suites. Located within walking distance to Meadowntown Shopping Centre for all your essentials, adjacent to Meadow Gardens Golf Course & close to the Ridge Meadow dykes, ideal for scenic walks year-round. Easy access to Golden Ears Bridge, Lougheed Hwy & transit. Quick possession is available! Showings by appointment or OPEN HOUSE Sat/Sun Dec. 7th/8th 2-4 pm.