

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2015
Frontage (ft):	43.31	Bathrooms:	3	Age:	9
Lot Area: (sq.ft.)	3,875.00	Full Baths:	3	Zoning:	R3
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,563.11
Rear Yard Exp:		Maint. Fee:	100.00	For Tax Year:	2023
View:	Yes			P.I.D.:	029-471-443

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 6
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Cistern	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	Yes : Mountains
Mgmt. Company:	Self Managed
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 5, PLAN EPS1328, DISTRICT LOT 372, GROUP 2, 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
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Recreation Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Vaulted Ceiling
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'6	Main	Laundry	11'1 x 6'9	Below	Utility	10'6 x 5'
Main	Kitchen	12'7 x 12'5	Main	Pantry	9'11 x 3'8			
Main	Dining Room	15'5 x 11'4	Below	Family Room	19'11 x 15'10			
Main	Primary Bedroom	16'2 x 12'9	Below	Flex Room	11'3 x 10'2			
Main	Bedroom	10'7 x 9'7	Below	Bedroom	11'9 x 10'3			
Main	Bedroom	9'5 x 9'	Below	Den	10' x 9'2			
Main	Walk-In Closet	8' x 5'6	Below	Foyer	11'7 x 5'8			

Finished Floor (Main):	1,566 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	1,165 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Below	4	No
Finished Floor (Total):	2,731 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,731 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

STOP THE CAR*** Don't miss this beautifully appointed home on Fairfield Island. Lovely mountain VIEWS, vaulted ceilings, QUARTZ countertops, stainless steel appliances, feature GAS fireplace. SUN DECK. Built in 2015 on popular Fairfield Island. This home is definitely worth viewing, with its SPACIOUS lay-out of over 2700 sq. ft. it has everything you could need. Vast storage throughout. Easily suiteable with roughed in plumbing and separate entrance/s, two generations of family could live separately but closely together. DOUBLE GARAGE. Put this on your list, you will be glad you did.