

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2024
Frontage (ft):		Bathrooms:	4	Age:	0
Lot Area:		Full Baths:	4	Zoning:	RM-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:	North	Maint. Fee:	216.88	For Tax Year:	2024
View:	Yes			P.I.D.:	032-139-136

Style of Home:	2 Storey w/Bsmt.,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl	Parking Access:	Rear
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	10 - Total Units in Strata: 10
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Radiant	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	Yes : Mountain view
Mgmt. Company:	Blue Print Strata Management - 604-200-1030
Complex / Subdiv:	FAIRVIEW GARDEN
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 1 DISTRICT LOT 263 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS10087 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Garden,In Suite Laundry
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security - Roughed In,Smoke Alarm,Sprinkler - Fire,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0'0 x 0'0	Above	Bedroom	0'0 x 0'0
Main	Dining Room	0'0 x 0'0	Bsmt	Recreation Room	0'0 x 0'0
Main	Kitchen	0'0 x 0'0	Bsmt	Foyer	0'0 x 0'0
Main	Primary Bedroom	0'0 x 0'0			
Main	Laundry	0'0 x 0'0			
Main	Den	0'0 x 0'0			
Above	Bedroom	0'0 x 0'0			

Finished Floor (Main):	829 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	375 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	1,775 sqft	Basement:	Full,Fully Finished,Separate Entry	Bsmt	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	1,775 sqft	# Of Pets:	Cats: Yes			

NEW Fairview Gardens Town home located in NW Maple Ridge; 2 storey home w/bsmt & large double (side-by-side garage) w/Elect /charging station. BEST END UNIT in complex w/2 private fenced yards! Lots of windows, mountain views; all 3 bedrooms /full en-suite bath; bsmt rec room (can be 4th bedroom) with full bathroom w/own private entrance and fenced yard; master bedroom and laundry on main floor; den / computer area on main floor; ultra modern kitchen ; 2 upper level bedrms have private balconies; high ceilings thru-out; each room w/individual elect/thermostats; high tech multi colour elect fireplace; fire sprinkler system. Walk to shopping, bus, schools; near West Coast Express, entertainment/restaurants, Golden Ears Bridge & Park Recreation, golf. OPEN SAT/SUN 1-4 pm