

Depth/Size (ft):	Bedrooms: 3	Approx. Year Built: 2022
Frontage (ft):	Bathrooms: 3	Age: 2
Lot Area:	Full Baths: 2	Zoning: CD
Flood Plain:	Half Baths: 1	Gross Taxes: \$1,630.75
Rear Yard Exp:	Maint. Fee: 408.19	For Tax Year: 2022
View:		P.I.D.: 031-339-085

Style of Home: 3 Storey	Parking:
Construction: Frame - Wood	Covered Parking:
Exterior: Metal,Stone,Vinyl	Parking Access:
Foundation:	Parking: Garage; Double
Rain Screen:	Locker:
Renovations:	Units in Dev:
# of Fireplaces:	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard	Property Disc: Yes
Outdoor Area: Balcny(s) Patio(s) Dck(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased:
Floor Finish: Laminate,Carpet	Fixtures Rmvd:

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: STRATA LOT 31, PLAN EPS6690, SECTION 23, TOWNSHIP 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: Club House,Exercise Centre

Site Influences: Greenbelt,Private Yard,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Range Top,Refrigerator,Security System

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

Listing Broker(s): Real Broker B.C. Ltd., Real Broker B.C. Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 16'2	Below	Flex Room	11'5 x 8'
Main	Kitchen	8'3 x 13'11	Below	Games Room	' x '
Main	Dining Room	7'10 x 10'6			
Main	Foyer	4'9 x 4'2			
Above	Primary Bedroom	11'3 x 12'4			
Above	Bedroom	8'10 x 9'			
Above	Bedroom	8'2 x 8'4			

Finished Floor (Main): 639 sqft	# Of Rooms: 9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 649 sqft	# Of Kitchens: 1	Above	3	No
Finished Floor (Below): 204 sqft	# Of Levels: 2	Above	3	Yes
Finished Floor (Bsmt): 0 sqft	Suite:	Below	2	No
Finished Floor (Total): 1,492 sqft	Crawl/Bsmt Height:			
Unfinished Floor: 0 sqft	Basement: Fully Finished			
Grand Total: 1,492 sqft	Beds In Bsmt: 0 / 3			
	# Of Pets:			

Welcome to the serene enclave of Wood and Water in the heart of Fleetwood, Surrey. Nestled amidst lush greenery and tranquil surroundings, this community offers the perfect blend of suburban tranquility and urban convenience. Enjoy the benefits of living in a family-friendly neighborhood with parks, schools, and amenities just moments away. Commuters will appreciate easy access to 152 street and lots of nearby public transpor, while local shops, dining spots add to the charm. Don't miss out on the opportunity to make Wood and Water your new home. Schedule a viewing today and experience the best of Fleetwood living. Open House July 6th and 7th 2-4 PM