

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1995
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	29
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RES
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,304.82
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	384.42	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	019-125-429

<b>Style of Home:</b>	1 Storey,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	FAIRFIELD HOUSE
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 62 SECTION 25 TOWNSHIP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS1410 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Elevator,Exercise Centre,In Suite Laundry,Recreation Center,Storage
<b>Site Influences:</b>	Central Location,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

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

<b>Finished Floor (Main):</b>	1,152 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,152 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,152 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

Welcome to the very popular FAIRFIELD HOUSE! This TOP floor unit features a great layout with bedrooms and bathrooms on opposite side for ample privacy, kitchen with eating area, spacious dining and living room with a cozy gas fireplace (Gas included in maint fee) that leads to a large patio overlooking a peaceful courtyard. The oversized primary bedroom features a walk-in closet and 5 piece ensuite with double sinks & good sized second bedroom. This very well cared for building is located in a desirable location in Surrey's sought-after Fleetwood neighborhood, and is just steps from shopping, the Fleetwood Sports & Leisure Centre, a library, and both elementary and high schools. Comes with 1 parking spot (Close to the elevator) and 1 storage. Don't wait on this one!