

Active R3074479 Board: F Townhouse	102 7036 133B STREET Surrey East Newton V3W 7Z9	Residential Attached \$299,000 (LP) (SP)																																																															
	<table style="width:100%;"> <tr> <td>Sold Date:</td> <td>If new, GST/HST inc?:</td> <td>Original Price: \$299,000</td> </tr> <tr> <td>Meas. Type:</td> <td>Bedrooms: 3</td> <td>Approx. Year Built: 1980</td> </tr> <tr> <td>Frontage(feet):</td> <td>Bathrooms: 2</td> <td>Age: 46</td> </tr> <tr> <td>Frontage(metres):</td> <td>Full Baths: 2</td> <td>Zoning: RM</td> </tr> <tr> <td>Depth / Size (ft.):</td> <td>Half Baths: 0</td> <td>Gross Taxes: \$0.00</td> </tr> <tr> <td>Sq. Footage: 0.00</td> <td></td> <td>For Tax Year:</td> </tr> <tr> <td>Flood Plain:</td> <td>P.I.D.: 024-383-881</td> <td>Tax Inc. Utilities?:</td> </tr> <tr> <td>View: :</td> <td></td> <td>Tour:</td> </tr> <tr> <td>Complex / Subdiv: SUNCREEK ESTATES</td> <td colspan="2"></td> </tr> <tr> <td>First Nation</td> <td colspan="2"></td> </tr> <tr> <td>Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water</td> <td colspan="2"></td> </tr> <tr> <td>Sewer Type: City/Municipal</td> <td colspan="2">Water Supply: City/Municipal</td> </tr> </table>		Sold Date:	If new, GST/HST inc?:	Original Price: \$299,000	Meas. Type:	Bedrooms: 3	Approx. Year Built: 1980	Frontage(feet):	Bathrooms: 2	Age: 46	Frontage(metres):	Full Baths: 2	Zoning: RM	Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$0.00	Sq. Footage: 0.00		For Tax Year:	Flood Plain:	P.I.D.: 024-383-881	Tax Inc. Utilities?:	View: :		Tour:	Complex / Subdiv: SUNCREEK ESTATES			First Nation			Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water			Sewer Type: City/Municipal	Water Supply: City/Municipal																												
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Legal: THIS IS A LEASEHOLD PROPERTY AND IS SUITE 102 LOCATED IN THE BUILDING WITH CIVIC ADDRESS 7036 133B STREET, SURREY, BC, WHICH FORMS PART OF LOT 1 SECTION 17 TOWNSHIP 2, NEW WESTMINSTER DISTRICT PLAN 58959 AND PID 024-383-881																																																																	
Amenities: Club House, In Suite Laundry Site Influences: Central Location, Recreation Nearby, Shopping Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings																																																																	
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Listing Broker(s): RE/MAX Westcoast																																																																	
Welcome to #102 this spacious and bright 3-bed, 2-bath townhome in Suncreek Estates, offering 1,305 sq.ft. of comfortable living space plus 1 parking. This solid, wheelchair-friendly home is perfect for families or first-time buyers. Leasehold property until 2092, with property taxes conveniently included in the maintenance fee. Located just minutes from schools, parks, public transit, shopping, Newton Wave Pool, and Kwantlen College.																																																																	

Active
R3074344
Board: F
Apartment/Condo

102 10533 UNIVERSITY DRIVE

North Surrey
Whalley
V3T 5T7

Residential Attached

\$399,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$399,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 1	Age: 32
Frontage(metres):	Full Baths: 1	Zoning: RES
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,964.68
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 018-700-365	Tax Inc. Utilities?:
View: No :		Tour:
Complex / Subdiv: PARKVIEW COURTF		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Ground Level Unit, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No : SOLD AS IS AT TIME OF POSSESSION**
Fixtures Rmvd: **No : SOLD AS IS AT TIME OF POSSESSION**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 1 SECTION 22 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN LMS1328 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 651			Units in Development: 194			Tot Units in Strata: 194			Locker: Yes				
Finished Floor (Above): 0			Exposure: West			Storeys in Building: 4							
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: DORSET REALTY			Mgmt. Co's #: 604-270-1711							
Finished Floor (Below): 0			Maint Fee: \$369.78			Council/Park Apprv?: No							
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management										
Finished Floor (Total): 651 sq. ft.													
Unfinished Floor: 0													
Grand Total: 651 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns										
Suite: None Basement: None Crawl/Bsmt. Ht: # of Levels: 1 # of Kitchens: 1 # of Levels: 1 # of Rooms: 8			Restricted Age:						# of Pets: 2			Cats: Yes Dogs: Yes	
			# or % of Rentals Allowed:										
			Short Term (<1yr)Rnt/Lse Alwd?: No										
			Short Term Lse-Details:										
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?				
Main	Foyer	5'6 x 3'9			x	1	Main	4	No				
Main	Living Room	11'2 x 10'7			x	2							
Main	Dining Room	9'3 x 7'6			x	3							
Main	Den	9'2 x 7'10			x	4							
Main	Primary Bedroom	10'10 x 10'10			x	5							
Main	Kitchen	9'2 x 8'0			x	6							
Main	Laundry	3'8 x 2'7			x	7							
Main	Patio	23'0 x 17'0			x	8							

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW!! PARKVIEW COURT- great ground floor 1 bedroom plus den unit with a large West facing fenced patio. Unit has engineered wood floors, older updates ready for your paint and decorating ideas. The building has been rain screened and is well run by on-site strata caretaker. The unit's location is prime for Skytrain Expo line, Whalley Athletic park, Tom Binnie park, local shopping, Royal Kwantlen Secondary and KB Woodward Elementary schools plus more. A great place to call home.

Active
R3060561
Board: F
Apartment/Condo

908 13380 108 AVENUE

North Surrey
Whalley
V3T 0E7

Residential Attached

\$449,900 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **2**
Frontage(feet): Bathrooms: **2**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: **No** P.I.D.: **028-184-653**
View: **Yes :City**
Complex / Subdiv: **City Point**
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$449,900**
Approx. Year Built: **2010**
Age: **16**
Zoning: **MF**
Gross Taxes: **\$2,196.88**
For Tax Year: **2025**
Tax Inc. Utilities?: **No**
Tour:

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Brick, Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **STRATA LOT 345, BLOCK 5N, PLAN BCS3771, SECTION 22, RANGE 2W, 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: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **750**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **750 sq. ft.**
Unfinished Floor: **0**
Grand Total: **750 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **1**
of Kitchens: **1** # of Rooms: **5**

Units in Development:
Exposure:
Mgmt. Co's Name: **Dwell Property management**
Maint Fee: **\$621.21**
Maint Fee Includes: **Caretaker, Gardening, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **457** Locker: **Yes**
Storeys in Building: **21**
Mgmt. Co's #: **604-821-2999**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest.**

Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Primary Bedroom	9' x 16'			x	1	Main	3	No
Main	Bedroom	9'3 x 11'5			x	2	Main	3	Yes
Main	Den	5'6 x 5'0			x	3			
Main	Kitchen	12' x 6'6			x	4			
Main	Living Room	11' x 16'3			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **RE/MAX City Realty**

Court order sale. 2 bedroom and den, corner suite, private balcony, kitchen with quartz countertops. Building features fitness centre, community lounge, and concierge. easy to show call today Court date to approve sale January 9, 2026 New Westminster Court

Active
R3069121
Board: F
Apartment/Condo

406 10088 148 STREET

North Surrey
Guildford
V3R 3M9

Residential Attached

\$465,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$465,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2007
Frontage(feet):	Bathrooms: 2	Age: 19
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,284.04
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 027-051-226	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: Bloomsbury		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding, Visitor Parking**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **Yes: Floreclosure**
Fixtures Rmvd: **Yes: Foreclosure**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 408, BLOCK 5N, PLAN LMS921, SECTION 29, RANGE 1W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub, Tennis Court(s), Wheelchair Access**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Smoke Alarm, Sprinkler - Fire, Windows - Thermo**

Finished Floor (Main): 960	Units in Development: 424	Tot Units in Strata: 36	Locker: No
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: FIRST SERVICES RESIDENTIAL	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$731.37	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 960 sq. ft.			
Unfinished Floor: 0			
Grand Total: 960 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 9			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	11'10 x 8'6	Main	Laundry	4' x 3'	1	Main	4	Yes
Main	Dining Room	11'10 x 9'6			x	2	Main	4	No
Main	Living Room	11'10 x 14'			x	3			
Main	Den	5'6 x 6'10			x	4			
Main	Primary Bedroom	21' x 9'9			x	5			
Main	Walk-In Closet	4' x 6'6			x	6			
Main	Bedroom	9' x 10'			x	7			
Main	Foyer	5' x 9'6			x	8			

Listing Broker(s): **Royal LePage Global Force Realty**

Court-ordered foreclosure sale. Experience the perfect blend of comfort and convenience in this well-appointed 2 bedroom plus den, 2 bathroom residence in Bloomsbury Court. Located in Guildford, this home features an open-concept layout with laminate flooring, a bright and functional kitchen, sunlit dining area, and a spacious living room ideal for entertaining. Step out onto your private balcony overlooking the tennis courts--a tranquil retreat for morning coffee or evening relaxation. Expansive windows fill the space with natural light, enhancing the home's warm and inviting ambiance. The primary suite includes a cozy sitting nook, perfect for reading. Enjoy resort-style amenities: fitness centre, outdoor pool, sauna, tennis courts and lounge. Close to public transit, schools & shopping.

Active
R3050902
Board: F
Apartment/Condo

913 13350 CENTRAL AVENUE

North Surrey
Whalley
V3T 0S1

Residential Attached

\$575,000 (LP)

(SP) **M**



Sold Date:	If new,GST/HST inc?:	Original Price: \$575,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2023
Frontage(feet):	Bathrooms: 2	Age: 3
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,663.11
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-913-539	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: One Central		
First Nation		
Services Connctd: Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 144, BLOCK 5N, PLAN EPS9010, SECTION 27, RANGE 2W, 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: **Bike Room, Club House, In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **720**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **720 sq. ft.**
Unfinished Floor: **0**
Grand Total: **720 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **AWM Alliance Real Estate Group**
Maint Fee: **\$484.15**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**

Tot Units in Strata: **550** Locker:
Storeys in Building: **44**
Mgmt. Co's #: **604-685-3227**
Council/Park Apprv?:

Suite: **None**
Basement: **Separate Entry**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **4**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	9'1" x 9'1"			x	1	Main	3	No
Main	Kitchen	15' x 6'3"			x	2	Main	3	Yes
Main	Primary Bedroom	15' x 9'7"			x	3			
Main	Bedroom	11'9" x 10'6"			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **RE/MAX City Realty**

Court order Sale, 2 bedrooms, 2 baths, North West Corner, City and mountain view, modern kitchen with Quartz counter tops. Great amenities; Yoga studio, Gym, dog park, Club house and pool area. Allow time for showings.

Active
R3049774
Board: F
Apartment/Condo

3109 11967 80 AVENUE

N. Delta
Scottsdale
V4C 0E2

Residential Attached

\$584,900 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$625,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2017
Frontage(feet):	Bathrooms: 2	Age: 9
Frontage(metres):	Full Baths: 2	Zoning: F13
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,218.94
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 030-115-353	Tax Inc. Utilities?: No
View: Yes :CITY AND OCEAN		Tour:
Complex / Subdiv: DELTA RISE		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage Underbuilding, Garage; Underground, Visitor Parking**
Dist. to Public Transit: **IMMEDIATE** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **STRATA LOT 278, PLAN EPS4044, SECTION 25, TOWNSHIP 4, 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: **Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Storage**


Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 801	Units in Development: 317	Tot Units in Strata: 317	Locker: Yes
Finished Floor (Above): 0	Exposure: South	Storeys in Building: 38	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM ALLIANCE	Mgmt. Co's #: 604-685-3227	
Finished Floor (Below): 0	Maint Fee: \$430.00	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal		
Finished Floor (Total): 801 sq. ft.			
Unfinished Floor: 0			
Grand Total: 801 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 7			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'0 x 5'0	1	Main	3	No
Main	Kitchen	8'0 x 6'0	2	Main	4	Yes
Main	Living Room	16'1 x 10'8	3			
Main	Primary Bedroom	11'0 x 10'8	4			
Main	Bedroom	11'0 x 9'8	5			
Main	Den	4'8 x 9'8	6			
Main	Dining Room	8'0 x 10'0	7			
		x	8			

Listing Broker(s): **Royal LePage Westside**

Rise above it all with this move-in-ready 2-bed + den, 2-bath condo at Delta Rise. A bright, functional layout features floor-to-ceiling windows, separated bedrooms for privacy, and a flexible den for extra space. Enjoy morning coffee or evening wine on the generous covered balcony with sweeping city and ocean views. Amenities include a gym, gardens, media room, playground, and outdoor lounge — with restaurants, shops, and transit steps away.

Active R3062255 Board: F Apartment/Condo	201 12088 66 AVENUE Surrey West Newton V3W 1Z9	Residential Attached \$595,000 (LP) (SP)																																																																		
	<table style="width:100%; border: none;"> <tr> <td style="width:33%;">Sold Date:</td> <td style="width:33%;">If new, GST/HST inc?:</td> <td style="width:33%;">Original Price: \$595,000</td> </tr> <tr> <td>Meas. Type:</td> <td>Bedrooms: 2</td> <td>Approx. Year Built: 1995</td> </tr> <tr> <td>Frontage(feet):</td> <td>Bathrooms: 2</td> <td>Age: 31</td> </tr> <tr> <td>Frontage(metres):</td> <td>Full Baths: 2</td> <td>Zoning: MF</td> </tr> <tr> <td>Depth / Size (ft.):</td> <td>Half Baths: 0</td> <td>Gross Taxes: \$2,442.42</td> </tr> <tr> <td>Sq. Footage: 0.00</td> <td></td> <td>For Tax Year: 2025</td> </tr> <tr> <td>Flood Plain: No</td> <td>P.I.D.: 023-215-445</td> <td>Tax Inc. Utilities?: No</td> </tr> <tr> <td>View: No :</td> <td></td> <td>Tour:</td> </tr> <tr> <td>Complex / Subdiv:</td> <td></td> <td></td> </tr> <tr> <td>First Nation</td> <td></td> <td></td> </tr> <tr> <td>Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water</td> <td></td> <td></td> </tr> <tr> <td>Sewer Type: City/Municipal</td> <td>Water Supply: City/Municipal</td> <td></td> </tr> </table>		Sold Date:	If new, GST/HST inc?:	Original Price: \$595,000	Meas. Type:	Bedrooms: 2	Approx. Year Built: 1995	Frontage(feet):	Bathrooms: 2	Age: 31	Frontage(metres):	Full Baths: 2	Zoning: MF	Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,442.42	Sq. Footage: 0.00		For Tax Year: 2025	Flood Plain: No	P.I.D.: 023-215-445	Tax Inc. Utilities?: No	View: No :		Tour:	Complex / Subdiv:			First Nation			Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water			Sewer Type: City/Municipal	Water Supply: City/Municipal																															
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Legal: STRATA LOT 18, PLAN LMS2150, SECTION 18, 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 1																																																																				
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Listing Broker(s): RE/MAX City Realty																																																																				
Court order sale, 2 bedroom, 2 bath at Lakewood Terrace. Private balcony, living room with gas fireplace, 2 parking spots. Allow time for showings. OPEN HOUSE SUNDAY DECEMBER 14 from 2 to 4																																																																				

Active
R3057021

Board: F
Townhouse

23 14285 64 AVENUE

Surrey
East Newton
V3W 1Z2

Residential Attached

\$699,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$779,000**
Meas. Type: Bedrooms: **3** Approx. Year Built: **2015**
Frontage(feet): Bathrooms: **3** Age: **11**
Frontage(metres): Full Baths: **2** Zoning: **RM 30**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,706.22**
Sq. Footage: **0.00** For Tax Year: **2025**
Flood Plain: P.I.D.: **029-766-966** Tax Inc. Utilities?: **No**
View: **No :** Tour:
Complex / Subdiv: **ARIA LIVING**
First Nation
Services Connctd: **Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Mixed**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Electric** Metered Water:
Fuel/Heating: **Electric** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Grg/Double Tandem**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **STRATA LOT 28, PLAN EPS2932, SECTION 16, 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: **In Suite Laundry, Playground, Recreation Center**

Site Influences: **Central Location, Greenbelt, Private Setting**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **720**
Finished Floor (Above): **683**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **142**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,545 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,545 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **3**
of Kitchens: **1** # of Rooms: **8**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$277.13**
Maint Fee Includes: **Gardening, Management, Water**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions
Main	Living Room	17'5 x 15'10
Main	Kitchen	13'0 x 8'0
Main	Dining Room	12'9 x 9'0
Main	Eating Area	10'0 x 8'0
Above	Primary Bedroom	11'0 x 11'11
Above	Bedroom	12'0 x 8'1
Above	Bedroom	13'11 x 7'11
Below	Foyer	10'10 x 4'10

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Above	4	Yes
2	Above	3	No
3	Main	2	No
4			No
5			No
6			No
7			No
8			No

Listing Broker(s): **RE/MAX Performance Realty**

CORNER Unit ..Welcome to this stunning 3 bed, 2.5 bath townhouse in Aria Living, offering over 1,550 sq. ft. of modern living. Features include a private fenced yard, open-concept layout, high ceilings, quartz countertops, premium appliances, and laminate flooring throughout. The tandem garage provides extra storage space for your convenience. Ideally located within walking distance to Sullivan Heights and Hyland Elementary, with shopping, dining, and amenities just steps away. A perfect blend of comfort and location — don't miss this gem! Some Photos are Virtual Staged.

Active
R3072518

Board: F
Townhouse

48 18828 69 AVENUE

Cloverdale
Clayton
V4N 5L3

Residential Attached

\$699,900 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$699,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2004
Frontage(feet):	Bathrooms: 2	Age: 22
Frontage(metres):	Full Baths: 2	Zoning: RM30
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,123.77
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 025-908-022	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Grg/Double Tandem**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 58, PLAN BCS409, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **693**
Finished Floor (Above): **722**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **112**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,527 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,527 sq. ft.**

Units in Development: **72**
Exposure:
Mgmt. Co's Name: **Korecki Real Estate**
Maint Fee: **\$343.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata:
Storeys in Building: **3**
Mgmt. Co's #: **604-233-7772**
Locker: **No**
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **3**
of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18'4 x 11'6			x	1	Above	4	No
Main	Dining Room	9' x 8'6			x	2	Above	3	Yes
Main	Kitchen	15'2 x 8'6			x	3			
Main	Nook	12'4 x 11'			x	4			
Above	Primary Bedroom	12'4 x 12'			x	5			
Above	Bedroom	12'3 x 9'8			x	6			
Above	Bedroom	9'3 x 8'4			x	7			
		x			x	8			

Listing Broker(s): **Nationwide Realty Corp.**

Set in a quiet area this home features large kitchen, living and dining areas, large bedrooms, 520 sq ft tandem garage with tons of storage.

Active R3073714 Board: F Townhouse	63 16318 82 AVENUE Surrey Fleetwood Tynehead V4N 0N9	Residential Attached \$710,000 (LP) (SP)																																																																																													
	<table style="width:100%;"> <tr> <td style="width:33%;"> Sold Date: Meas. Type: Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: : Complex / Subdiv: Hazelwood Lane First Nation Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sewer Type: City/Municipal </td> <td style="width:33%;"> If new,GST/HST inc?: Bedrooms: 2 Bathrooms: 2 Full Baths: 2 Half Baths: 0 P.I.D.: 018-399-193 </td> <td style="width:33%;"> Original Price: \$710,000 Approx. Year Built: 1993 Age: 33 Zoning: RN15 Gross Taxes: \$3,529.06 For Tax Year: 2025 Tax Inc. Utilities?: No Tour: </td> </tr> </table>		Sold Date: Meas. Type: Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: : Complex / Subdiv: Hazelwood Lane First Nation Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sewer Type: City/Municipal	If new,GST/HST inc?: Bedrooms: 2 Bathrooms: 2 Full Baths: 2 Half Baths: 0 P.I.D.: 018-399-193	Original Price: \$710,000 Approx. Year Built: 1993 Age: 33 Zoning: RN15 Gross Taxes: \$3,529.06 For Tax Year: 2025 Tax Inc. Utilities?: No Tour:																																																																																										
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Amenities: Club House, In Suite Laundry, Playground																																																																																															
Site Influences: Features:																																																																																															
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Hazelwood lane. Best location in Fleetwood. Close to Schools, Transportation, Shopping and just minutes' walk from proposed new SkyTrain station. Spacious floor plan. This well-maintained home features 3 large bedrooms with 2 baths. Well maintained & managed complex. Surrey Sports Centre & Leisure Complex and Fleetwood Park just minutes away. Low density, wonderful family-oriented complex with great clubhouse. Feels like a home.																																																																																															

Active
R3050340

Board: F
Townhouse

39 18681 68 AVENUE

Cloverdale
Clayton
V4N 6P3

Residential Attached

\$778,000 (LP)

(SP) 



Sold Date:	If new, GST/HST inc?: No	Original Price: \$798,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2014
Frontage(feet):	Bathrooms: 3	Age: 12
Frontage(metres):	Full Baths: 2	Zoning: RM30
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,027.12
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 029-425-794	Tax Inc. Utilities?: No
View: : NO		Tour: Virtual Tour URL
Complex / Subdiv: CREEKSIDE		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Other, Vinyl**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel: **None**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **No**
Metered Water: **No**
R.I. Plumbing: **No**

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
Parking: **Tandem Parking**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No : FORECLOSURE**
Fixtures Rmvd: **Yes: FORECLOSURE**
Floor Finish: **Laminate, Wall/Wall/Mixed, Carpet**

Legal: **STRATA LOT 39, PLAN EPS2103, SECTION 16, TOWNSHIP 8, 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: **None**

Site Influences: **Central Location, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Drapes/Window Coverings, Security - Roughed In, Smoke Alarm, Windows - Thermo**

Finished Floor (Main): **637**
Finished Floor (Above): **609**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **321**
Finished Floor (Total): **1,567 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,567 sq. ft.**

Suite: **None**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **14**

Units in Development: **52**
Exposure: **Northwest**
Mgmt. Co's Name: **QUAY PROPERTY MANAGEMENT**
Maint Fee: **\$324.54**
Maint Fee Includes: **Gardening, Snow removal**

Tot Units in Strata: **52** Locker: **No**
Storeys in Building: **3**
Mgmt. Co's #: **604-371-2208**
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Foyer	9' x 3'3	Above	Bedroom	8'5 x 8'1	1	Main	2	No
Below	Den	11'7 x 7'6	Above	Bedroom	8'5 x 8'2	2	Above	4	No
Below	Mud Room	14' x 6'5	Above	Laundry	3'6 x 3'6	3	Above	4	Yes
Main	Living Room	15'2 x 14'3	Above	Other	7'5 x 7'6	4			
Main	Kitchen	13'7 x 13'	Main	Other	7'5 x 4'11	5			
Main	Dining Room	13'10 x 10'10	Above	Walk-In Closet	7'5 x 4'1	6			
Main	Other	3'1 x 6'3			x	7			
Above	Primary Bedroom	12'1 x 11'3			x	8			

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

Welcome to Creekside in Clayton, where cozy charm meets family-friendly living. This spacious end-unit townhome offers 1,600 sq ft of well-designed space with 3 bedrooms and 2.5 bathrooms. The open-concept main floor features 9-ft ceilings, a bright and airy layout, and a convenient powder room. The kitchen includes quartz countertops and plenty of room to cook and gather. Upstairs, you'll find three generous bedrooms, including a primary suite with a walk-through closet and a spa-like ensuite with double sinks and a large shower. Step out onto your private deck. Located just steps from shopping, schools, parks, church, and the SkyTrain. The lower level adds a large office, mudroom, tandem garage for 2 vehicles, and an extra outdoor parking spot. Enjoy.

Active
R3074021

Board: F
Townhouse

#68 12677 63 AVENUE

Surrey
Panorama Ridge
V3X 3T3

Residential Attached

\$779,000 (LP)

(SP) 



Sold Date:	If new, GST/HST inc?: No	Original Price: \$779,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2005
Frontage(feet): 0.00	Bathrooms: 4	Age: 21
Frontage(metres): 0.00	Full Baths: 2	Zoning: MF
Depth / Size (ft.):	Half Baths: 2	Gross Taxes: \$3,270.85
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 026-478-668	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Other, Visitor Parking**
Dist. to Public Transit: **0.5 KM Walk** Dist. to School Bus: **0.5 KM Walk**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 78, PLAN BCS903, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry, Playground**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **755**
Finished Floor (Above): **736**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **348**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,839 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,839 sq. ft.**

Suite: **None**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **12**

Units in Development: **82**
Exposure:
Mgmt. Co's Name: **PACIFIC QUORUM VANCOUVER**
Maint Fee: **\$428.00**
Maint Fee Includes: **Gardening, Gas, Management**

Tot Units in Strata: **82** Locker:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Dining Room	11'11" x 5'9"	Above	Bedroom	11'7" x 9'4"	1	Main	2	No
Main	Living Room	18'9" x 12'9"	Above	Other	9'11" x 6'5"	2	Above	4	Yes
Main	Kitchen	17'4" x 9'5"	Below	Bedroom	10'5" x 18'6"	3	Above	4	No
Main	Family Room	10'5" x 11'	Below	Other	6'3" x 4'4"	4	Below	2	No
Main	Foyer	6'3" x 9'0"			x	5			No
Above	Primary Bedroom	15'1" x 11'10"			x	6			No
Above	Walk-In Closet	7' x 6'4"			x	7			No
Above	Bedroom	10'5" x 8'9"			x	8			No

Listing Broker(s): **Woodhouse Realty**

Woodhouse Realty

Motivated sellers and an unbeatable price make this a must-see and rarely offered. Welcome to a bright and spacious 3-storey townhouse in the heart of Surrey's popular Panorama Ridge. With around 1,850 sq. ft. of living space, it offers 4 bedrooms and 4 bathrooms, including a lower-level bedroom and bathroom with its own walkout entrance — perfect for guests, in-laws, or a home office. The main floor features a beautifully renovated kitchen that's ready for all your culinary adventures, along with open living and dining areas that are perfect for everyday life or entertaining. It offers an in-suite laundry and double garage. Built in 2005, in a family-oriented complex with a playground and steps from Tamanawis Park, schools on 64 Avenue, and transit -- making it a great fit for everyone.

Active
R3059042
Board: F
Townhouse

7 8676 158 STREET
Surrey
Fleetwood Tynehead
V4N 5W3

Residential Attached
\$839,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$839,000**
Meas. Type: Bedrooms: **3** Approx. Year Built: **2008**
Frontage(feet): Bathrooms: **3** Age: **18**
Frontage(metres): Full Baths: **3** Zoning: **RM-30**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,384.69**
Sq. Footage: **0.00** For Tax Year: **2024**
Flood Plain: P.I.D.: **027-584-186** Tax Inc. Utilities?: **No**
View: **No :** Tour:
Complex / Subdiv:
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Electric** Metered Water:
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Single**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **STRATA LOT 7, PLAN BCS3002, SECTION 26, 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, Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): 646 Finished Floor (Above): 645 Finished Floor (AbvMain2): 0 Finished Floor (Below): 230 Finished Floor (Basement): 0 Finished Floor (Total): 1,521 sq. ft. Unfinished Floor: 0 Grand Total: 1,521 sq. ft.	Units in Development: Exposure: West Mgmt. Co's Name: Dwell property mgmt. Maint Fee: \$325.00 Maint Fee Includes: Garbage Pickup, Gardening, Gas, Snow removal	Tot Units in Strata: Storeys in Building: Mgmt. Co's #: 604-821-2999 Council/Park Apprv?: Locker: Yes
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Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'9 x 14'7			x	1	Main	3	No
Main	Kitchen	11'2 x 9'11			x	2	Above	3	Yes
Main	Dining Room	11'3 x 8'2			x	3	Above	3	No
Main	Primary Bedroom	14'0 x 10'7			x	4			No
Main	Bedroom	11'7 x 9'0			x	5			No
Main	Bedroom	10'3 x 8'11			x	6			No
Below	Den	14'6 x 8'10			x	7			No
		x			x	8			No

Listing Broker(s): **Century 21 Coastal Realty Ltd.** **Century 21 Coastal Realty Ltd.**

Welcome to Springfield Village, a charming townhouse community located in the heart of Central Fleetwood. This well-maintained 3-bedroom, 3-bathroom home features a modern open-concept layout with a spacious great room, a functional kitchen equipped with stainless steel appliances, a 2-piece powder room on the main level, and a balcony off the dining area. Upstairs offers a large primary bedroom with a 4-piece ensuite, along with two additional well-sized bedrooms. The walkout lower level includes a bright den with a large window and its own 2-piece ensuite, perfect for guests or in-laws. Enjoy a private fenced backyard, laminate flooring on the main floor, and parking for two vehicles—one in the garage and one in the driveway.

Active
R3067207
Board: F
Apartment/Condo

4908 13495 CENTRAL AVENUE

North Surrey
Whalley
V3T 0K2

Residential Attached

\$839,500 (LP)

(SP) **M**



Sold Date:	If new,GST/HST inc?:	Original Price: \$839,500
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2018
Frontage(feet):	Bathrooms: 2	Age: 8
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,055.38
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 030-458-285	Tax Inc. Utilities?: No
View: Yes :Ocean, mountains, Vancouver DT		Tour:
Complex / Subdiv: 3 CIVIC - HOTEL PLAZA		
First Nation		
Services Connctd: Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Geothermal**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Add. Parking Avail., Garage Underbuilding, Visitor Parking**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes: Court ordered sale**
Floor Finish:

Legal: **STRATA LOT 333 SECTION 27 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS4743 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA L**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Pool; Indoor**

Site Influences: **Central Location, Cleared, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 1,050			Units in Development:			Tot Units in Strata: 349			Locker:		
Finished Floor (Above): 0			Exposure:			Storeys in Building: 51					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: AWM Alliance Real Estate Group			Mgmt. Co's #: 604-685-3227					
Finished Floor (Below): 0			Maint Fee: \$703.00			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal								
Finished Floor (Total): 1,050 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,050 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed								
Suite: None Basement: None Crawl/Bsmt. Ht: # of Levels: 1 # of Kitchens: 1 # of Rooms: 5			Restricted Age:			# of Pets: 2			Cats: Yes Dogs: Yes		
			# or % of Rentals Allowed:								
			Short Term(<1yr)Rnt/Lse Alwd?: No								
			Short Term Lse-Details:								
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	18'2 x 14'6			x	1	Main	5	Yes		
Main	Dining Room	8'8 x 14'6			x	2	Main	4	No		
Main	Kitchen	13'6 x 10'2			x	3			No		
Main	Primary Bedroom	11'8 x 10'6			x	4			No		
Main	Bedroom	12'6 x 8'8			x	5			No		
		x			x	6			No		
		x			x	7			No		
		x			x	8			No		

Listing Broker(s): **RE/MAX Performance Realty**

Civic Plaza — Surrey's landmark mixed-use tower featuring luxury residences, a premium hotel, and KPU's Civic Plaza campus. This stunning 2-bedroom, 2-bath UPPER suite showcases breathtaking panoramic city views, with sparkling night lights and vibrant sunsets. Enjoy 9-foot ceilings, central A/C, and a sleek modern design that embodies upscale urban living. Perfectly situated just steps from KPU, SFU, the library, and SkyTrain, this home offers unmatched convenience in the heart of one of BC's fastest-growing city centres.

Active
R3064660

Board: F
Townhouse

90 6299 144 STREET

Surrey
Sullivan Station
V3X 1A2

Residential Attached

\$839,900 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$869,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2009
Frontage(feet):	Bathrooms: 3	Age: 17
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,790.15
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 028-355-164	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: Altura		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard**
Outdoor Area: **Patio(s), Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **3** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Visitor Parking**
Dist. to Public Transit: **Close By** Dist. to School Bus: **Close by**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 87, PLAN BCS3606, SECTION 9, 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, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): **772**
Finished Floor (Above): **761**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **337**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,870 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,870 sq. ft.**

Units in Development: **167**
Exposure:
Mgmt. Co's Name: **Quay Pacific Management**
Maint Fee: **\$524.44**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata: Locker: **No**
Storeys in Building: **3**
Mgmt. Co's #: **604-685-8830**
Council/Park Apprv?: **No**

Suite: **None**
Basement: **Full, Fully Finished, Separate Entry**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Recreation Room	23'6" x 11'4"	Above	Walk-In Closet	9' x 4'4"	1	Main	2	No
Main	Living Room	14' x 13'3"			x	2	Above	4	Yes
Main	Dining Room	9'1" x 8'			x	3	Above	4	No
Main	Kitchen	12'8" x 9'2"			x	4			No
Main	Eating Area	13'11" x 11'2"			x	5			No
Above	Bedroom	10'10" x 9'11"			x	6			No
Above	Bedroom	11'11" x 9'10"			x	7			No
Above	Primary Bedroom	12'8" x 12'5"			x	8			No

Listing Broker(s): **Royal LePage - Wolstencroft**

Almost 1900 sq ft of spacious living. 3bdrm/ 3bath END unit townhouse plus large rec room. Main floor features open kitchen with s/s appliances, granite countertops, living, dining and family room plus large sundeck perfect for a BBQ and entertaining. Upstairs you will find MBDRM with vaulted ceilings, ensuite with granite and walk in closet plus 2 more bedrooms for the kids plus laundry. Downstairs you will find rec room (easy to convert to 4th bdrm) plus double side by side garage and fenced private backyard. Great location in the complex, on the high side of the street. The 7800sqft Club at Altura features pool, hot tub, billiards, fitness room, guest suites, yoga room, sauna and kids play center. All this in a great central location across from the Bell Center.

Active
R3069200

Board: F
Townhouse

31 16511 WATSON DRIVE

Surrey
Fleetwood Tynehead
V4N 6T7

Residential Attached

\$915,500 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$915,500
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 3	Age: 6
Frontage(metres):	Full Baths: 2	Zoning: RM30
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,555.82
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-284-574	Tax Inc. Utilities?: No
View: Yes : Peekaboo Mountains on Rooftop		Tour: Virtual Tour URL
Complex / Subdiv: Fleetwood Point		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Forced Air, Heat Pump**
Outdoor Area: **Balcony(s), Rooftop Deck**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 32, PLAN EPS5917, SECTION 25, 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: **Air Cond./Central, Garden, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Oven - Built In, Pantry, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **628**
Finished Floor (Above): **672**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **153**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,453 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,453 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **4**
of Rooms: **8**

Units in Development:
Exposure:
Mgmt. Co's Name: **ECM Strata Management**
Maint Fee: **\$325.00**
Maint Fee Includes: **Gardening, Management, Snow removal**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-855-9895**
Council/Park Apprv?:

Locker: **No**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**

Restricted Age:
or % of Rentals Allowed: **100%**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Living Room	15'3 x 13'11
Main	Dining Room	11'8 x 6'5
Main	Kitchen	12'5 x 9'6
Main	Pantry	5'11 x 3'
		x
Above	Primary Bedroom	11'7 x 12'4
Above	Bedroom	8'9 x 13'1
Above	Bedroom	9'7 x 13'1

Floor	Type	Dimensions
		x
Below	Flex Room	14'8 x 9'7
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	No
3	Above	4	Yes
4			No
5			No
6			No
7			No
8			No

Listing Broker(s): **eXp Realty of Canada Inc.**

eXp Realty of Canada Inc.

Set in the heart of Fleetwood, this 3-bedroom + den townhouse delivers modern living with thoughtful design and incredible outdoor space. The open layout blends a bright living area, electric fireplace, and large windows with a contemporary kitchen featuring quartz counters, gas stove, stainless appliances, soft-close cabinetry, built-in microwave, and a walk-in pantry. Upstairs, all three bedrooms sit together, including a spacious primary suite with a spa-inspired ensuite. The showstopper is the 650+ sq.ft. private rooftop deck—perfect for sunsets, gatherings, and effortless entertaining. With laminate flooring throughout and a double side-by-side garage, this home brings comfort and convenience steps to shopping, parks, transit, and the future SkyTrain.

Active
R3072533

Board: F
Townhouse

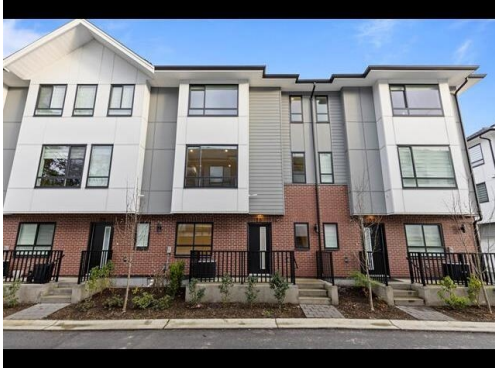
30 12635 63 AVENUE ROAD

Surrey
Panorama Ridge
V3X 1T9

Residential Attached

\$916,700 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?: Yes	Original Price: \$970,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2023
Frontage(feet):	Bathrooms: 3	Age: 3
Frontage(metres):	Full Baths: 2	Zoning: RMF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,686.35
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 032-052-910	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: JASPER		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No : COURT ORDERED SALE "SOLD AS IS - WHERE IS"**
Fixtures Rmvd: **Yes: COURT ORDERED SALE "SOLD AS IS - WHERE IS"**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **STRATA LOT 11 SECTION 7 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9283 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**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 705		Units in Development:	Tot Units in Strata:		Locker: No				
Finished Floor (Above): 730		Exposure:	Storeys in Building:						
Finished Floor (AbvMain2): 0		Mgmt. Co's Name: ECM Strata Management Ltd	Mgmt. Co's #:						
Finished Floor (Below): 239		Maint Fee: \$295.44	Council/Park Apprv?:						
Finished Floor (Basement): 0		Maint Fee Includes: Garbage Pickup, Snow removal							
Finished Floor (Total): 1,674 sq. ft.									
Unfinished Floor: 0									
Grand Total: 1,674 sq. ft.		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns							
Suite:		Restricted Age:	# of Pets: 2	Cats:	Dogs:				
Basement: None		# or % of Rentals Allowed:							
Crawl/Bsmt. Ht:		Short Term (<1yr)Rnt/Lse Alwd?: No							
# of Kitchens: 2		Short Term Lse-Details:							
# of Levels: 3									
# of Rooms: 10									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'1 x 12'8	Below	Bedroom	8'1 x 10'5	1	Main	2	No
Main	Dining Room	15'2 x 11'1	Below	Foyer	5'3 x 10'1	2	Above	4	Yes
Main	Kitchen	10'1 x 9'8			x	3	Above	3	No
Main	Wok Kitchen	7'10 x 4'9			x	4			
Above	Primary Bedroom	12'9 x 11'2			x	5			Yes
Above	Walk-In Closet	9'5 x 4'3			x	6			No
Above	Bedroom	10'10 x 9'4			x	7			No
Above	Bedroom	8'7 x 11'1			x	8			

Listing Broker(s): **Skystreet Real Estate Marketing**

Priced \$40,000 below BC Assessment, this 2023-built 4 bedroom, 3 bathroom townhome at Jasper in Boundary Park offers exceptional value in a quiet, low-density community. Thoughtfully designed by award-winning Sarah Galop, the home features 10' main-floor ceilings, gas heating, a full spice kitchen, and a side-by-side garage. The main kitchen includes solid wood cabinetry, quartz countertops and backsplash, and generous storage. Conveniently located close to schools, parks, and transit—ideal for growing or multigenerational families seeking space, comfort, and long-term value.

Active R3066102 Board: F Townhouse	30 12585 104A AVENUE North Surrey Cedar Hills V3V 0G7	Residential Attached \$924,900 (LP) (SP)																																																																																																
	<table style="width:100%; border: none;"> <tr> <td style="width:33%;">Sold Date:</td> <td style="width:33%;">If new, GST/HST inc?:</td> <td style="width:33%;">Original Price: \$949,900</td> </tr> <tr> <td>Meas. Type:</td> <td>Bedrooms: 4</td> <td>Approx. Year Built: 2023</td> </tr> <tr> <td>Frontage(feet):</td> <td>Bathrooms: 4</td> <td>Age: 3</td> </tr> <tr> <td>Frontage(metres):</td> <td>Full Baths: 3</td> <td>Zoning: CD</td> </tr> <tr> <td>Depth / Size (ft.):</td> <td>Half Baths: 1</td> <td>Gross Taxes: \$3,807.58</td> </tr> <tr> <td>Sq. Footage: 0.00</td> <td></td> <td>For Tax Year: 2025</td> </tr> <tr> <td>Flood Plain:</td> <td>P.I.D.: 032-066-589</td> <td>Tax Inc. Utilities?:</td> </tr> <tr> <td>View: :</td> <td></td> <td>Tour:</td> </tr> <tr> <td colspan="3">Complex / Subdiv: YALE GARDENS</td> </tr> <tr> <td colspan="3">First Nation</td> </tr> <tr> <td colspan="3">Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water</td> </tr> <tr> <td colspan="3">Sewer Type: City/Municipal Water Supply: City/Municipal</td> </tr> </table>		Sold Date:	If new, GST/HST inc?:	Original Price: \$949,900	Meas. Type:	Bedrooms: 4	Approx. Year Built: 2023	Frontage(feet):	Bathrooms: 4	Age: 3	Frontage(metres):	Full Baths: 3	Zoning: CD	Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,807.58	Sq. Footage: 0.00		For Tax Year: 2025	Flood Plain:	P.I.D.: 032-066-589	Tax Inc. Utilities?:	View: :		Tour:	Complex / Subdiv: YALE GARDENS			First Nation			Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water			Sewer Type: City/Municipal Water Supply: City/Municipal																																																														
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<p>Listing Broker(s): Stonehaus Realty Corp.</p>																																																																																																		
<p>Modern and thoughtfully designed, this three-level townhome at Yale Gardens offers comfortable living throughout. The main level features an open living area with an electric fireplace, a kitchen with a built-in microwave, smart fridge, wine rack, and an office nook, plus a powder room. Upstairs includes forced air heating and A/C, a spacious primary bedroom with ensuite, two additional bedrooms, full bath, and laundry. The lower level offers a double side-by-side garage and a bedroom with private entrance, ensuite, and suite potential. Enjoy a playground, gym, and mountain and city views, all close to shopping, restaurants, and transit.</p>																																																																																																		

Active
R3062731

Board: F
1/2 Duplex

13127 BALLOCH DRIVE

Surrey
Queen Mary Park Surrey
V3V 6Y2

Residential Attached

\$965,000 (LP)

(SP) **M**



Sold Date:	If new,GST/HST inc?: No	Original Price: \$965,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1977
Frontage(feet): 107.00	Bathrooms: 2	Age: 49
Frontage(metres): 32.61	Full Baths: 1	Zoning: R2
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$7,675.66
Sq. Footage: 5,671.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 001-550-977	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Community, Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: **Addition**
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt, Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Carport; Single**
Dist. to Public Transit: **1 BLK** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **STRATA LOT 1, PLAN NWS908, SECTION 32, 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 1 OR V, AS APPROPRIATE**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Retirement Community, Shopping Nearby**
Features: **Storage Shed**

Finished Floor (Main): **860**
Finished Floor (Above): **650**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,510 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,510 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **SELF MANAGED**
Maint Fee: **\$0.00**
Maint Fee Includes:

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite: **Unauthorized Suite**
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 2**
of Kitchens: **1** **# of Rooms: 9**

Bylaws Restrictions: **No Restrictions**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	0'0 x 0'0	Above	Den	0'0 x 0'0	1	Main	2	No
Main	Family Room	0'0 x 0'0			x	2	Above	4	No
Main	Kitchen	0'0 x 0'0			x	3			
Main	Dining Room	0'0 x 0'0			x	4			
Main	Living Room	0'0 x 0'0			x	5			
Main	Primary Bedroom	0'0 x 0'0			x	6			
Above	Bedroom	0'0 x 0'0			x	7			
Above	Bedroom	0'0 x 0'0			x	8			

Listing Broker(s): **Royal LePage Westside**

Discover a smart alternative to townhome living in this renovated half duplex in Queen Mary Park. So much potential with a bright, functional plan ready to welcome you home. The main level offers both living and family rooms, an open kitchen, dining area, and powder room. Upstairs are three generous bedrooms, a full bath, and a versatile bonus space—ideal for a home office or playroom. Enjoy the detached-home feel with a fully fenced yard and room to grow. A sweet little home ready for its next chapter, conveniently located near parks, schools, transit, and Surrey Memorial Hospital on a quiet cul-de-sac. Don't miss this opportunity to make it yours.

Active
R3074552

Board: F
Townhouse

95 15778 85 AVENUE

Surrey
Fleetwood Tynehead
V4N 6W8

Residential Attached

\$999,900 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$999,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2023
Frontage(feet): 0.00	Bathrooms: 4	Age: 3
Frontage(metres): 0.00	Full Baths: 3	Zoning: MF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,506.07
Sq. Footage: 0.00	P.I.D.: 031-960-090	For Tax Year: 2025
Flood Plain: No		Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: Court ordered sale**
Floor Finish:

Legal: **STRATA LOT 95, PLAN EPS7681, SECTION 26, 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: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 614			Units in Development:			Tot Units in Strata:			Locker:		
Finished Floor (Above): 645			Exposure:			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name:			Mgmt. Co's #:					
Finished Floor (Below): 286			Maint Fee: \$314.04			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Gardening, Management, Snow removal								
Finished Floor (Total): 1,545 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,545 sq. ft.			Bylaws Restrictions: Pets Allowed, Rentals Allowed								
Suite: None			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: Fully Finished			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Rooms: 8											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	14'9 x 12'9			x	1	Main	2	No		
Main	Kitchen	13'2 x 11'5			x	2	Above	4	Yes		
Main	Dining Room	9'9 x 11'5			x	3	Above	4	No		
Above	Primary Bedroom	13'2 x 11'7			x	4	Below	4	No		
Above	Bedroom	11'2 x 8'8			x	5			No		
Above	Bedroom	11'2 x 8'8			x	6			No		
Below	Foyer	7'7 x 3'4			x	7			No		
Below	Bedroom	11' x 9'6			x	8			No		

Listing Broker(s): **RE/MAX Performance Realty**

Fleetwood Village 2 by Dawson + Sawyer, ideally located near the future Surrey-Langley SkyTrain extension and within walking distance to shopping, dining, parks, and schools. This spacious 4-bedroom, 4-bathroom townhome features a functional layout with a sunken living room, open kitchen with large island, dining area, and powder room on the main level. Upstairs offers a generous primary bedroom with walk-through closet and ensuite, plus two additional bedrooms, full bath, and laundry. The lower level includes a 4th bedroom and full bathroom, ideal for guests or a home office.

Active
R3062722

Board: F
1/2 Duplex

13125 BALLOCH DRIVE

Surrey
Queen Mary Park Surrey
V3V 6Y2

Residential Attached

\$1,029,000 (LP)

(SP) **M**



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,059,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1977
Frontage(feet): 107.00	Bathrooms: 5	Age: 49
Frontage(metres): 32.61	Full Baths: 4	Zoning: R2
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$7,675.66
Sq. Footage: 5,671.00	P.I.D.: 001-550-969	For Tax Year: 2025
Flood Plain:		Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Community, Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, End Unit**
Construction: **Concrete, Concrete Frame, Frame - Wood**
Exterior: **Mixed, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations: **Addition**
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt, Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed, Tile, Vinyl/Linoleum, Carpet**

Legal: **STRATA LOT 1, PLAN NWS908, SECTION 32, 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 1 OR V, AS APPROPRIATE**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Retirement Community, Shopping Nearby**
Features:

Finished Floor (Main): **2,360**
Finished Floor (Above): **650**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,010 sq. ft.**
Unfinished Floor: **0**
Grand Total: **3,010 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **SELF MANAGED**
Maint Fee: **\$0.00**
Maint Fee Includes:

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite: **Unauthorized Suite**
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 2**
of Kitchens: **4** **# of Rooms: 18**

Bylaws Restrictions: **No Restrictions**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	0'0 x 0'0	Above	Recreation Room	0'0 x 0'0	1	Main	2	No
Main	Living Room	0'0 x 0'0	Main	Kitchen	0'0 x 0'0	2	Main	3	No
Main	Kitchen	0'0 x 0'0	Main	Living Room	0'0 x 0'0	3	Above	4	No
Main	Dining Room	0'0 x 0'0	Main	Bedroom	0'0 x 0'0	4	Main	3	No
Main	Storage	0'0 x 0'0	Main	Kitchen	0'0 x 0'0	5	Main	3	No
Main	Primary Bedroom	0'0 x 0'0	Main	Living Room	0'0 x 0'0	6			
Above	Bedroom	0'0 x 0'0	Main	Bedroom	0'0 x 0'0	7			
Above	Bedroom	0'0 x 0'0	Main	Kitchen	0'0 x 0'0	8			

Listing Broker(s): **Royal LePage Westside**

This versatile and value-packed half duplex in Queen Mary Park offers plenty of potential. The residence features a living room, kitchen, dining area, and foyer on the main floor, along with three bedrooms and a spacious rec room upstairs. At the back, there are three one-bedroom, one-bath suites, making this home ideal for multi-generational living or generating extra income. Recent updates provide a great starting point for those looking to add their finishing touches. Don't miss a property with promise in a convenient location near parks, schools, transit, and Surrey Memorial Hospital.