

Active R3129909 Board: F Apartment/Condo	104 7162 133A STREET Surrey West Newton V3W 7Z9	Residential Attached \$199,000 (LP) (SP)																																																															
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Listing Broker(s): SRS Panorama Realty																																																																	
Ground Level, Bright and spacious 3 BR, 2 bath, Corner Unit. Easy, single level living with no stairs to worry about. Enjoy your evenings in your private backyard with a patio. Utility room offers plenty of storage space. Leasehold property. Great Central Location, Close to transit, schools, shopping and Wave Pool.																																																																	

Active R3137851 Board: F Townhouse	102 7036 133B STREET Surrey East Newton V3W 7Z9	Residential Attached \$259,900 (LP) (SP)																																																																																													
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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
R3092156

Board: F
Townhouse

204 7131 133A STREET

Surrey
West Newton
V3W 8A1

Residential Attached

\$289,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$289,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1983
Frontage(feet):	Bathrooms: 2	Age: 43
Frontage(metres):	Full Baths: 2	Zoning: MF
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$0.00
Sq. Footage: 0.00		For Tax Year:
Flood Plain:	P.I.D.: 800-183-830	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	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric, Wood**
Outdoor Area: **Balcony(s), Rooftop Deck**
Type of Roof: **Asphalt, Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding, Visitor Parking**
Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**
Title to Land: **Leasehold prepaid-NonStrata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Carpet**

Legal: **THIS IS A LEASEHOLD PROPERTY. LOT 2 SECTION 17 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 58959. PARENT PID 024-374-181**

Amenities: **In Suite Laundry, Recreation Center, Storage, Tennis Court(s)**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): 584	Units in Development: 323	Tot Units in Strata:	Locker:
Finished Floor (Above): 721	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Westsea construction	Mgmt. Co's #: 604-681-2727	
Finished Floor (Below): 0	Maint Fee: \$851.33	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Snow removal, Taxes, Water		
Finished Floor (Total): 1,305 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,305 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allowed		
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: 3			
# of Rooms: 9			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'7 x 14'3	Above	Storage	8' x 4'	1	Above	4	No
Main	Kitchen	10'6 x 10'5				2	Above	3	No
Main	Dining Room	11'4 x 9'4				3			
Main	Foyer	7'2 x 6'2				4			
Above	Primary Bedroom	14'7 x 10'11				5			
Above	Bedroom	12'7 x 9'7				6			
Above	Bedroom	13'3 x 9'9				7			
Above	Laundry	5'4 x 4'11				8			

Listing Broker(s): **RE/MAX Westcoast**

Welcome to Unit #204 at Suncreek Estates in desirable West Newton! This well-maintained townhome offers unbeatable convenience, just steps to transit, Costco, Superstore, shopping, and all levels of schools, including Kwantlen Polytechnic University. Featuring 3 bedrooms and 2 bathrooms, the main floor includes a bright living and dining area, kitchen with eating nook, and a spacious balcony. Upstairs offers three generous bedrooms, two baths, ample storage, and access to a private rooftop patio. Rentals allowed, 2 parking stalls included. Maintenance fees cover water, recreation facility, and property taxes. Prepaid leasehold until 2092.

Active
R3141491
Board: F
Apartment/Condo

412 6628 120 STREET

Surrey
West Newton
V3W 1T7

Residential Attached

\$391,500 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$391,500
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2010
Frontage(feet):	Bathrooms: 1	Age: 16
Frontage(metres):	Full Baths: 1	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,051.40
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 028-145-313	Tax Inc. Utilities?: No
View: Yes : NORTH SHORE MOUNTAINS		Tour:
Complex / Subdiv: SALUS		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s), Rooftop Deck**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **2 BLOCKS**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **STRATA LOT 125 SECTION 18 TOWNSHIP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS3422**

Amenities: **Air Cond./Central, Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub, Wheelchair Access**
Site Influences: **Central Location, Gated Complex, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 637			Units in Development: 245			Tot Units in Strata: 245			Locker: Yes		
Finished Floor (Above): 0			Exposure: West			Storeys in Building: 4					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: ASSOCIA			Mgmt. Co's #: 604-591-6060					
Finished Floor (Below): 0			Maint Fee: \$221.50			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, RV Parking								
Finished Floor (Total): 637 sq. ft.											
Unfinished Floor: 0											
Grand Total: 637 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 Rooms: 6			Restricted Age:						# of Pets: 1		
			# or % of Rentals Allowed: 100%						Cats: Yes Dogs: Yes		
			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	10'11 x 10'5			x	1	Main	4	No		
Main	Dining Room	10'11 x 7'6			x	2			No		
Main	Kitchen	9'4 x 7'0			x	3			No		
Main	Bedroom	12'7 x 9'4			x	4			No		
Main	Den	9'5 x 5'11			x	5			No		
Main	Foyer	8'10 x 3'7			x	6			No		
		x			x	7			No		
		x			x	8			No		

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

RE/MAX Elevate Realty

PENTHOUSE UNIT AT SALUS | WEST-FACING WITH NORTH SHORE MOUNTAIN VIEWS! Bright and spacious 1 Bed + Den featuring vaulted ceilings and large windows bringing in plenty of natural light. Functional open layout with a modern kitchen, granite countertops, stainless steel appliances, and ample cabinetry. Enjoy a generous west-facing balcony perfect for sunsets and open views. The den offers flexibility for a home office or extra storage. Resort-style amenities include a fitness centre, yoga studio, outdoor heated saltwater pool, hot tub, steam room, infrared sauna, rooftop patio, party room, and on-site spa. Secure gated complex in a prime location close to transit, shopping, restaurants, and schools. Rentals allowed and pet friendly. 1 parking included.

Active R3134202 Board: F Apartment/Condo	207 12739 72 AVENUE Surrey West Newton V3W 4E8	Residential Attached \$399,000 (LP) (SP)																																																															
	<table style="width:100%;"> <tr> <td>Sold Date:</td> <td>If new, GST/HST inc?:</td> <td>Original Price: \$399,000</td> </tr> <tr> <td>Meas. Type: Feet</td> <td>Bedrooms: 1</td> <td>Approx. Year Built: 1996</td> </tr> <tr> <td>Frontage(feet):</td> <td>Bathrooms: 1</td> <td>Age: 30</td> </tr> <tr> <td>Frontage(metres):</td> <td>Full Baths: 1</td> <td>Zoning: CD</td> </tr> <tr> <td>Depth / Size (ft.):</td> <td>Half Baths: 0</td> <td>Gross Taxes: \$1,986.63</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.: 023-375-728</td> <td>Tax Inc. Utilities?: No</td> </tr> <tr> <td>View: No :</td> <td></td> <td>Tour:</td> </tr> <tr> <td>Complex / Subdiv: The Savoy</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: \$399,000	Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1996	Frontage(feet):	Bathrooms: 1	Age: 30	Frontage(metres):	Full Baths: 1	Zoning: CD	Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,986.63	Sq. Footage: 0.00		For Tax Year: 2025	Flood Plain:	P.I.D.: 023-375-728	Tax Inc. Utilities?: No	View: No :		Tour:	Complex / Subdiv: The Savoy			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 92 SECTION 19 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS1634 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1																																																																	
Amenities: Club House, Elevator, Storage Site Influences: Central Location, Recreation Nearby, Shopping Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW																																																																	
<table style="width:100%;"> <tr> <td style="width:30%;"> Finished Floor (Main): 722 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 722 sq. ft. Unfinished Floor: 0 Grand Total: 722 sq. ft. </td> <td style="width:40%;"> Units in Development: 125 Exposure: Mgmt. Co's Name: MAPLE LEAF 1ST REALTY LTD Maint Fee: \$265.79 Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal </td> <td style="width:30%;"> Tot Units in Strata: 125 Locker: Yes Storeys in Building: 3 Mgmt. Co's #: 604-594-2004 Council/Park Apprv?: </td> </tr> </table>			Finished Floor (Main): 722 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 722 sq. ft. Unfinished Floor: 0 Grand Total: 722 sq. ft.	Units in Development: 125 Exposure: Mgmt. Co's Name: MAPLE LEAF 1ST REALTY LTD Maint Fee: \$265.79 Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal	Tot Units in Strata: 125 Locker: Yes Storeys in Building: 3 Mgmt. Co's #: 604-594-2004 Council/Park Apprv?:																																																												
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Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?																																																											
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Main	Kitchen	9'7 x 9'4	6			No																																																											
		x	7			No																																																											
		x	8			No																																																											
Listing Broker(s): RE/MAX Performance Realty																																																																	
" COURT ORDER SALE "Nicely maintained Corner unit with 1 Bedroom + Den apartment. Large den & perfect for a first time home buyer or investor to live in or rent. This unit has been updated in past which include new flooring, paint, stainless steel appliances, quartz countertops and sinks. Private balcony backs onto a quiet greenbelt. Excellent location across from Kwantlen Polytechnic University and backing onto Newton Athletic Park. In-suite laundry, Master bedroom with a full wall closet. WALKING distance to shopping, transit, Kwantlen College, both levels of Schools, restaurants & close to all major trans routes. Pets allowed, storage locker, Parking, Wheelchair friendly.																																																																	

Active
R3124372
Board: F
Townhouse

407 13963 72 AVENUE

Surrey
East Newton
V3W 2P6

Residential Attached

\$459,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$499,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1983
Frontage(feet):	Bathrooms: 2	Age: 43
Frontage(metres):	Full Baths: 1	Zoning: RES
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,426.45
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 002-192-454	Tax Inc. Utilities?:
View: No		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Sundeck(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: **Open**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Fixtures Rmvd: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed, Carpet**

Legal: **STRATA LOT 46 SECTION 21 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN NW2002 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, In Suite Laundry**

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

Finished Floor (Main): 957	Units in Development: 82	Tot Units in Strata: 82	Locker: No
Finished Floor (Above): 0	Exposure:	Storeys in Building: 2	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: HOUGHTON REALTY STRATA MGMT	Mgmt. Co's #: 604-576-2141	
Finished Floor (Below): 0	Maint Fee: \$262.22	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Management, Snow removal		
Finished Floor (Total): 957 sq. ft.			
Unfinished Floor: 0			
Grand Total: 957 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets:	Cats: No Dogs: No
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	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9' x 3'			x	1	Main	4	No
Main	Living Room	14'4 x 13'2			x	2	Main	2	Yes
Main	Dining Room	9'6 x 8'2			x	3			
Main	Laundry	6' x 3'			x	4			
Main	Kitchen	13'2 x 7'8			x	5			
Main	Primary Bedroom	13'7 x 10'2			x	6			
Main	Bedroom	15'4 x 10'2			x	7			
		x			x	8			

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

Wow! Opportunity awaits here. Roll up your sleeves and bring your paint brush and decorating ideas. This home needs flooring, paint, tile work etc. Lovely family complex called "Newton Park 1". Stacker style townhomes-this home is a upper unit with a large 18' sundeck. Layout offers a nice open living and dining room with lots of windows, primary bedroom with 2 pc en-suite, good sized secondary bedroom, 4pc main bath. Complex has done vinyl siding, roofs and windows to add some peace of mind. You will love the greenery in the complex.

Active
R3141575
Board: F
Apartment/Condo

310 7435 121A STREET

Surrey
West Newton
V3W 0W8

Residential Attached

\$475,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$475,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 2	Age: 32
Frontage(metres):	Full Baths: 2	Zoning: MR6
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,310.20
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 018-768-253	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: Strawberry Hill Estates		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Underground**
Dist. to Public Transit: **3 blocks** Dist. to School Bus: **5 blocks**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 42 SECTION 19 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS1422 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: **Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): **1,017**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,017 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,017 sq. ft.**

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

Units in Development:
Exposure: **West**
Mgmt. Co's Name: **Crossroads Property Management**
Maint Fee: **\$470.86**
Maint Fee Includes: **Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **778-578-4445**
Council/Park Apprv?:

Locker: **Yes**

Bylaws Restrictions: **Pets Allowed w/Rest., 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	Foyer	3'11 x 4'9
Main	Kitchen	9'8 x 13'6
Main	Living Room	11'0 x 15'1
Main	Dining Room	12'0 x 8'8
Main	Other	5'1 x 8'4
Main	Primary Bedroom	11'10 x 13'7
Main	Walk-In Closet	7'6 x 5'0
Main	Bedroom	9'9 x 8'11

Floor	Type	Dimensions
Main	Laundry	10'3 x 5'4
		x
		x
		x
		x
		x
		x
		x

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

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

Welcome to Strawberry Hills Estate. The perfect blend of comfort and convenience in this spacious 2 bed, 2 bath condo. The heart of this home is an expansive kitchen featuring an abundance of cabinetry, a large sink, and a unique additional prep area with a functional island. The bright, open-concept layout flows effortlessly into a living area with large windows and a cozy fireplace. Step outside to your large, private balcony overlooking serene green space. The primary suite complete with a walk-in closet and a private ensuite bathroom. Dedicated, large laundry room equipped with a utility sink and extensive storage. 2 parking spots. Centrally located and just minutes from popular restaurants, coffee shops, and entertainment. Perfect for first-time buyers, down-sizers, or investors!

Active
R3101412
Board: F
Apartment/Condo

118 6841 138 STREET

Surrey
East Newton
V3W 7T9

Residential Attached

\$499,000 (LP)

(SP) **M**



Sold Date:	If new,GST/HST inc?: No	Original Price: \$550,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1989
Frontage(feet):	Bathrooms: 1	Age: 37
Frontage(metres):	Full Baths: 1	Zoning: RM45
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,857.64
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 015-730-646	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: Hyland Creek		
First Nation		
Services Connctd: Electricity, Natural Gas		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Hot Water**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
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 35, PLAN NWS3056, 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 1**

Amenities: **Club House, In Suite Laundry, Recreation Center**

Site Influences:
Features:

Finished Floor (Main): **1,366**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,366 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,366 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Coassroads Management**
Maint Fee: **\$396.97**
Maint Fee Includes: **Gardening, Recreation Facility**

Tot Units in Strata: **38** Locker:
Storeys in Building:
Mgmt. Co's #: **778-578-4448**
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **0**

of Levels: **1**
of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest.**
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	Living Room	17' x 11'6			x	1	Main	3	Yes
Main	Dining Room	11'7 x 7'9			x	2			
Main	Eating Area	9'3 x 10'0			x	3			
Main	Primary Bedroom	15'2 x 13'2			x	4			
Main	Bedroom	11'6 x 10'			x	5			
Main	Laundry	8'1 x 6'0			x	6			
		x			x	7			
		x			x	8			

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

Court order Sale, Gated community at Hyland Creek Village, 2 bedrooms, radiant heat, spacious living room and dining room. EV plug in single garage, age restriction of at least 45 Call today to view.

Active R3128279 Board: F Apartment/Condo	3109 11967 80 AVENUE N. Delta Scottsdale V4C 0E2	Residential Attached \$525,000 (LP) (SP)																																																																																													
	<table style="width:100%; border: none;"> <tr> <td style="width:33%;"> Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Yes :CITY AND OCEAN Complex / Subdiv: DELTA RISE First Nation Services Connctd: Community, 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.: 030-115-353 Tour: </td> <td style="width:33%;"> Original Price: \$525,000 Approx. Year Built: 2017 Age: 9 Zoning: F13 Gross Taxes: \$2,218.94 For Tax Year: 2024 Tax Inc. Utilities?: No </td> </tr> </table>		Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Yes :CITY AND OCEAN Complex / Subdiv: DELTA RISE First Nation Services Connctd: Community, 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.: 030-115-353 Tour:	Original Price: \$525,000 Approx. Year Built: 2017 Age: 9 Zoning: F13 Gross Taxes: \$2,218.94 For Tax Year: 2024 Tax Inc. Utilities?: No																																																																																										
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<table style="width:100%; border: none;"> <tr> <td style="width:50%;"> 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 </td> <td style="width:50%;"> 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 </td> </tr> </table>		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	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																																																																																												
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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:																																																																																															
<table style="width:100%; border: none;"> <tr> <td style="width:33%;"> Finished Floor (Main): 801 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 801 sq. ft. Unfinished Floor: 0 Grand Total: 801 sq. ft. </td> <td style="width:33%;"> Units in Development: 317 Exposure: South Mgmt. Co's Name: AWM ALLIANCE Maint Fee: \$430.00 Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal </td> <td style="width:33%;"> Tot Units in Strata: 317 Locker: Yes Storeys in Building: 38 Mgmt. Co's #: 604-685-3227 Council/Park Apprv?: No </td> </tr> </table>			Finished Floor (Main): 801 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 801 sq. ft. Unfinished Floor: 0 Grand Total: 801 sq. ft.	Units in Development: 317 Exposure: South Mgmt. Co's Name: AWM ALLIANCE Maint Fee: \$430.00 Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal	Tot Units in Strata: 317 Locker: Yes Storeys in Building: 38 Mgmt. Co's #: 604-685-3227 Council/Park Apprv?: No																																																																																										
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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
R3117707
Board: F
Apartment/Condo

3401 11967 80 AVENUE

N. Delta
Scottsdale
V4C 0E2

Residential Attached

\$579,000 (LP)

(SP) **M**



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **0.00**
Frontage(metres):
Depth / Size (ft.):
Sq. Footage: **0.00**
Flood Plain: **No**
View: **Yes :Ocean, Mountains, City view**
Complex / Subdiv: **DELTA RISE**
First Nation
Services Connctd: **Electricity, Water**
Sewer Type: **City/Municipal**

If new,GST/HST inc?:
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**

Original Price: **\$579,000**
Approx. Year Built: **2017**
Age: **9**
Zoning: **CD421**
Gross Taxes: **\$2,104.07**
For Tax Year: **2024**
Tax Inc. Utilities?: **No**
Tour:

Water Supply: **City/Municipal**

Style of Home: **1 Storey**
Construction: **Concrete Block**
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: **Metal, Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
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 298, 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: **None**

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

Finished Floor (Main): **821**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **821 sq. ft.**
Unfinished Floor: **0**
Grand Total: **821 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1** # of Levels: **1**
of Rooms: **7**

Units in Development: **317**
Exposure:
Mgmt. Co's Name: **Duka Property Management**
Maint Fee: **\$471.07**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management**

Tot Units in Strata:
Storeys in Building: **38**
Mgmt. Co's #: **778-791-8790**
Council/Park Apprv?:

Locker: **Yes**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
or % of Rentals Allowed:
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	9'9" x 10'			x	1	Main	3	No
Main	Dining Room	8' x 11'			x	2	Main	4	Yes
Main	Kitchen	9' x 11'			x	3			No
Main	Primary Bedroom	9' x 11'			x	4			No
Main	Walk-In Closet	4'5" x 7'			x	5			No
Main	Bedroom	9' x 10'			x	6			No
Main	Foyer	3'5" x 8'			x	7			No
		x			x	8			No

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

Delta Rise 34th-floor 2-bed, 2-bath condo (821 sq ft) offers modern open layout, sleek kitchen, mountain views from private balcony, secure parking, and storage. Steps to Superstore, transit, parks, dining; resort amenities include gym, media/rec rooms, kids' play area, garden, BBQ. Ideal for first-time buyers, downsizers, investors.

Active
R3102193
Board: F
Townhouse

263 7493 140 STREET

Surrey
East Newton
V3W 6G5

Residential Attached

\$599,000 (LP)

(SP) 



Sold Date:	If new,GST/HST inc?:	Original Price: \$640,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1976
Frontage(feet):	Bathrooms: 3	Age: 50
Frontage(metres):	Full Baths: 2	Zoning: RM45
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,678.54
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 001-434-969	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: Glencoe Estates		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Multiple, Tandem Parking**
Dist. to Public Transit: **200 meters** Dist. to School Bus: **1km**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No : Foreclosure, Sold As Is, Where Is**
Fixtures Rmvd: **No : Foreclosure, Sold As Is, Where Is**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 263, SECTION 21, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, STRATA PLAN NW526 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Exercise Centre, Playground, Pool; Indoor, Sauna/Steam Room**

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

Finished Floor (Main): 757	Units in Development: 272	Tot Units in Strata: 272	Locker: No
Finished Floor (Above): 816	Exposure: West	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Quay Pacific	Mgmt. Co's #: 604-521-0876	
Finished Floor (Below): 0	Maint Fee: \$526.50	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,573 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,573 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		

Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 2			
# of Rooms: 8			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	19'4' x 21'	1	Main	2	No
Main	Dining Room	7'5' x 5'1'	2			No
Main	Kitchen	14' x 8'	3			No
Main	Laundry	3' x 3'1'	4			No
Main	Utility	6' x 4'	5	Above	4	Yes
Above	Primary Bedroom	16'2' x 16'	6			No
Above	Bedroom	16'2' x 9'7'	7			No
Above	Bedroom	16'2' x 9'3'	8			No

Listing Broker(s): **LPT Realty ULC**

Welcome to this bright and spacious, over 1,500 sq. ft., end-unit townhome located in the heart of Glencoe Estates. Featuring 3 bedrooms and 3 bathrooms across two functional levels, this home offers a comfortable living and dining area highlighted by a cozy electric fireplace. Step outside to enjoy your private, fully fenced yard and patio, ideal for quiet outdoor time. With a recently updated kitchen, bathrooms and flooring, this home is move-in ready. Conveniently situated in East Newton, you are minutes away from Costco, local parks, and transit, with easy access to King George Blvd and major highways. OPEN HOUSE: Saturday, June 13, 1-3pm.

Active
R3112119
Board: F
Townhouse

208 13900 HYLAND ROAD

Surrey
East Newton
V3W 1K4

Residential Attached

\$677,500 (LP)

(SP) **M**



Sold Date:	If new,GST/HST inc?:	Original Price: \$716,900
Meas. Type:	Bedrooms: 4	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 4	Age: 33
Frontage(metres):	Full Baths: 3	Zoning: RM-15
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,637.82
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 018-019-471	Tax Inc. Utilities?: No
View: Yes :GREENSPACE		Tour:
Complex / Subdiv: HYLAND GROVE		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt., End Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Garage; Single, Open**
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, Tile, Carpet**

Legal: **STRATA LOT 25 PLAN LMS628 PART1 SW SECTION 16 TOWNSHIP 2 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Playground**

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

Finished Floor (Main): **678**
Finished Floor (Above): **744**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **675**
Finished Floor (Total): **2,097 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,097 sq. ft.**

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

Units in Development:
Exposure:
Mgmt. Co's Name: **Dwell Property Management**
Maint Fee: **\$512.53**
Maint Fee Includes: **Garbage Pickup, Gardening, Water**

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

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age:
or % of Rentals Allowed:
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	Foyer	9'2 x 6'7	Above	Bedroom	10'7 x 9'2	1	Main	2	No
Main	Living Room	15'8 x 13'1	Bsmt	Bedroom	12'2 x 10'0	2	Bsmt	3	No
Main	Dining Room	11'7 x 9'2	Bsmt	Family Room	10'3 x 15'8	3			No
Main	Eating Area	8'2 x 6'1	Bsmt	Laundry	15'3 x 7'2	4			No
Main	Kitchen	11'5 x 10'1			x	5	Above	4	Yes
Above	Primary Bedroom	14'0 x 12'2			x	6			No
Above	Walk-In Closet	6'3 x 5'5			x	7			No
Above	Bedroom	12'2 x 10'3			x	8			No

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

PRICED \$148,500 BELOW BC ASSESSMENT. Hyland Grove offers this spacious 2,097 sq ft townhome featuring 4 bedrooms and 3.5 bathrooms, with a washroom on every level. Expansive south-facing main floor with oversized windows fills the home with natural light. Walk-out basement with separate entrance provides excellent flexibility and added potential. Well located just minutes from Hyland Elementary, parks, shopping, and transit. A generously sized home with room to customize and add value. Court Ordered Sale. Open House 5 July (12PM-2PM).

Active
R3092092

Board: F
Townhouse

16 14955 60 AVENUE

Surrey
Sullivan Station
V3S 1R8

Residential Attached

\$699,999 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$699,999
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2012
Frontage(feet):	Bathrooms: 3	Age: 14
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,171.58
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 028-961-994	Tax Inc. Utilities?: No
View: :		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: **Mixed, Vinyl, Wood**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **STRATA LOT 49, PLAN BCS4474, SECTION 10, 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, Garden**

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

Finished Floor (Main): **524**
Finished Floor (Above): **497**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **282**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,303 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,303 sq. ft.**

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

of Levels: **3**
of Rooms: **8**

Units in Development: **58**
Exposure:
Mgmt. Co's Name: **AWM ALLIANCE**
Maint Fee: **\$321.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal, Water**

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

Locker:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?:
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	11'0 x 10'8			x	1	Main	2	No
Main	Living Room	14'0 x 12'0			x	2	Above	4	Yes
Main	Dining Room	9'0 x 8'1			x	3	Above	3	No
Above	Primary Bedroom	12'4 x 9'11			x	4			
Above	Bedroom	10'0 x 10'0			x	5			
Above	Laundry	6'0 x 4'0			x	6			
Below	Den	8'0 x 7'0			x	7			
Below	Foyer	5'0 x 5'0			x	8			

Listing Broker(s): **Century 21 AAA Realty Inc.**

Century 21 AAA Realty Inc.

Spacious and well-maintained townhouse in a desirable family-friendly complex by Dawson + Sawyer. This bright home offers a functional layout with generous living and dining area, a modern kitchen, and plenty of natural light throughout. Upstairs features 2 comfortable bedrooms, while the lower level provides additional flex room perfect for a home office, rec room, or guest area. Enjoy a private outdoor area ideal for relaxing or entertaining. Conveniently location close to schools, parks, shopping, transit, and all amenities. A fantastic opportunity for families or investors alike!

Active
R3110001
Board: F
Townhouse

35 6110 138 STREET

Surrey
Sullivan Station
V3X 3V6

Residential Attached
\$708,000 (LP)
(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$752,950
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2006
Frontage(feet):	Bathrooms: 3	Age: 20
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,420.25
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 026-386-704	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: SENECA WOODS		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **3** Covered Parking: **2** Parking Access:
Parking: **Grg/Double Tandem, Open**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 11, PLAN BCS1446, 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: **None**

Site Influences:
Features:

Finished Floor (Main): **639**
Finished Floor (Above): **658**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **335**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,632 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,632 sq. ft.**

Units in Development: **48**
Exposure:
Mgmt. Co's Name: **604 Real Estate Services Inc.**
Maint Fee: **\$346.31**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Snow removal, Water**

Tot Units in Strata: **48** Locker: **No**
Storeys in Building:
Mgmt. Co's #: **604-689-0909**
Council/Park Apprv?:

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

of Levels: **3**
of Rooms: **11**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: **12 months minimum**
of Pets: **1** Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	0'0 x 0'0	Above	Bedroom	0'0 x 0'0	1	Main	2	No
Main	Kitchen	0'0 x 0'0	Above	Bedroom	0'0 x 0'0	2	Above	4	No
Main	Family Room	0'0 x 0'0			x	3	Above	4	Yes
Main	Foyer	0'0 x 0'0	Below	Flex Room	0'0 x 0'0	4			No
Main	Patio	0'0 x 0'0	Below	Laundry	0'0 x 0'0	5			No
		x			x	6			No
Above	Primary Bedroom	0'0 x 0'0			x	7			No
Above	Walk-In Closet	0'0 x 0'0			x	8			No

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

SENECA WOODS ~ This well kept, spacious 1632 sf + garage, 3-level Townhome offers the perfect blend of comfort & functionality located in the family oriented neighbourhood in Sullivan Heights. Main floor offers a Kitchen with stone countertops, bright living room, family room, foyer entry, Balcony, 2pc powder bath and a fenced yard with patio provides outdoor privacy. Above enjoy good size 3 Bedrooms, walk-in closet and 2 Bathrooms. Ground floor has Flex room perfect for a gym or office, laundry, and a 2-car tandem covered garage + additional open car parking in the driveway. Conveniently located near schools, transit, parks, YMCA, shopping, and all the major routes. Motivated Seller...Quick Possession Ok. Call to view!!!

Active
R3128523

Board: F
Townhouse

67 12677 63 AVENUE

Surrey
West Newton
V3X 3T3

Residential Attached

\$715,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$715,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2005
Frontage(feet):	Bathrooms: 4	Age: 21
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 2	Gross Taxes: \$3,064.70
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 026-478-650	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd:	Electricity, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

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

Dist. to School Bus:

Legal: **STRATA LOT 77, PLAN BCS903, SECTION 7, 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: **Playground**

Site Influences:
Features:

Finished Floor (Main): **686**
Finished Floor (Above): **724**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **351**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,761 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,761 sq. ft.**

Units in Development: **82**
Exposure:
Mgmt. Co's Name: **Pacific Quorum Properties**
Maint Fee: **\$405.00**
Maint Fee Includes: **Management**

Tot Units in Strata:
Storeys in Building: **3**
Mgmt. Co's #:
Council/Park Apprv?:

Locker: **No**

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

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	18'9 x 16'11			x	1	Main	2	No
Main	Kitchen	9'9 x 7'9			x	2	Above	3	Yes
Main	Family Room	9' x 16'11			x	3	Above	4	No
Main	Dining Room	9'9 x 8'3			x	4	Below	2	No
Above	Primary Bedroom	12'1 x 13'1			x	5			No
Above	Bedroom	9'3 x 11'1			x	6			No
Above	Bedroom	9'9 x 11'1			x	7			No
Below	Bedroom	10'5 x 18'6			x	8			No

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

Rare opportunity to own a spacious 4 bedroom, 4 bathroom townhouse in the heart of West Newton at an unbeatable price! Perfect for families or investors, this home features a functional open-concept main floor layout, a fully fenced yard, and a double garage with ample visitor parking nearby. Ideally situated directly across from the park, with schools just minutes away and a playground conveniently located within the complex. The versatile basement offers the flexibility of a 4th bedroom, rec room, or home office, complete with a convenient 2-piece bathroom. With incredible potential to add value, this is your chance to own in a prime family-friendly location. Book your private showing today!

Active R3124403 Board: F Townhouse	46 8130 136A STREET Surrey Bear Creek Green Timbers V3W 1H9	Residential Attached \$741,900 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?: Yes	Original Price: \$785,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2017
Frontage(feet):	Bathrooms: 3	Age: 9
Frontage(metres):	Full Baths: 3	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,198.37
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 030-032-679	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: Kings Landing		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 2	Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed	Dist. to Public Transit:		Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold Strata		
	Property Disc.: No		
Renovations:	Fixtures Leased: :		
# of Fireplaces: R.I. Fireplaces:	Fixtures Rmvd: :		
Fireplace Fuel:	Floor Finish:		
Fuel/Heating: Electric			
Outdoor Area: Patio(s)			
Type of Roof: Asphalt			
Legal: STRATA LOT 55 SECTION 28 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS3874. 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:
Features:

Finished Floor (Main): 703			Units in Development:			Tot Units in Strata:			Locker:		
Finished Floor (Above): 651			Exposure:			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name:			Mgmt. Co's #:					
Finished Floor (Below): 175			Maint Fee: \$370.33			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal								
Finished Floor (Total): 1,529 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,529 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns								
Suite:			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: Yes								
# of Kitchens: 1			Short Term Lse-Details: Refer By-laws								
# of Levels: 3											
# of Rooms: 7											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	14'7 x 14'			x	1	Above	4	Yes		
Main	Dining Room	11' x 10'			x	2	Above	3	No		
Main	Kitchen	14'4 x 11'7			x	3	Below	3	No		
Above	Primary Bedroom	12' x 11'7			x	4					
Above	Bedroom	9' x 9'			x	5					
Above	Bedroom	9' x 8'10			x	6					
Below	Bedroom	14'9 x 8'6			x	7					
		x			x	8					

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

Beautiful 4 bedrooms 3 full baths, spacious townhouse. 1528 SF of living space at Dawson + Sawyer Kings Landing in the heart of Surrey, located directly at the proposed Light Rail Transit (LRT) route. The fenced front yard leads to a bright and open living space. Gourmet kitchen with huge island. Quartz counter tops, soft close doors and stainless steel appliances. Back outdoor space has a large deck off the main floor. Side by side garage. Close to City Centre and Surrey Memorial Hospital. Close to all amenities including shopping, transit, schools, and Bear Creek Park.

Active
R3072533

Board: F
Townhouse

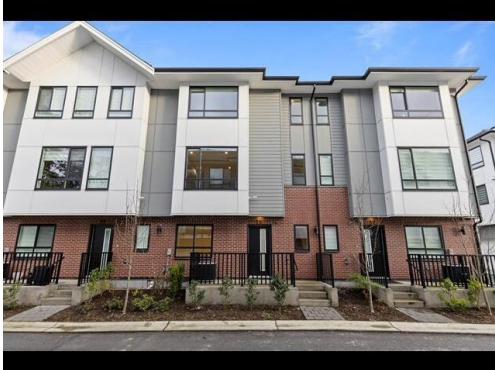
30 12635 63 AVENUE

Surrey
Panorama Ridge
V3X 1T9

Residential Attached

\$742,500 (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		3	Above 3 No
Main Wok Kitchen 7'10 x 4'9		4	
Above Primary Bedroom 12'9 x 11'2		5	
Above Walk-In Closet 9'5 x 4'3		6	Yes
Above Bedroom 10'10 x 9'4		7	No
Above Bedroom 8'7 x 11'1		8	No

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

Priced \$246,500 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
R3122378
Board: F
Townhouse

50 13670 62 AVENUE

Surrey
Sullivan Station
V3X 0H8

Residential Attached

\$746,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$789,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2018
Frontage(feet):	Bathrooms: 4	Age: 8
Frontage(metres):	Full Baths: 3	Zoning: RM-30
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,563.24
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 029-948-100	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: Panorama South		
First Nation		
Services Connctd: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Garage; Single, Visitor Parking**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 11, SECTION 9, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN EPS3428**

Amenities: **Club House, Garden, In Suite Laundry, Playground**

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

Finished Floor (Main): 607	Units in Development:	Tot Units in Strata: 138	Locker:
Finished Floor (Above): 653	Exposure: East	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Crossroads	Mgmt. Co's #: 778-578-4445	
Finished Floor (Below): 258	Maint Fee: \$310.82	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal		
Finished Floor (Total): 1,518 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,518 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: Fully Finished, Separate Entry	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1 # of Rooms: 8	Short Term Lse-Details:		

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	13'8 x 3'3	1	Main	2	No
Main	Kitchen	15'7 x 14'3	2	Above	3	Yes
Main	Dining Room	10'6 x 8'6	3	Above	4	No
Main	Living Room	16'1 x 14'3	4	Bsmt	3	Yes
Above	Primary Bedroom	18'9 x 10'11	5			No
Above	Bedroom	9'7 x 8'4	6			No
Above	Bedroom	11'8 x 8'9	7			No
Bsmt	Bedroom	9'10 x 9'9	8			No

Listing Broker(s): **Macdonald Realty (Surrey/152)**

Macdonald Realty (Surrey/152)

Come view this 4 bedroom, 4 bathroom, 1,486 sq.ft. townhouse in Sullivan Heights, perfect for a growing family! The main floor features an open concept floor-plan with a spacious living room the over looks the permanent greenbelt and fully fenced yard. The dining room is perfect for family gathers and can fit a full sized table and hutch. The island kitchen has ample counter and cabinet space and leads to the west facing front balcony, perfect for summer BBQs. Bonus 2 piece bathroom on the main floor as well. Top floor has 3 large bedrooms, 2 full baths and laundry. Below you will find another bedroom/den and full bathroom with access to the yard. Enjoy the easy access to Hwy 99 and Hwy 10. Walking distance to North Ridge Elem, Ecole Panorama Ridge Sec, Transit, Parks and much more!

Active
R3092512

Board: F
Townhouse

45 12711 64 AVENUE

Surrey
West Newton
V3W 1X1

Residential Attached

\$749,000 (LP)

(SP) **M**



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$799,000**
Meas. Type: Bedrooms: **4** Approx. Year Built: **2004**
Frontage(feet): Bathrooms: **3** Age: **22**
Frontage(metres): Full Baths: **3** Zoning: **MF**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,721.74**
Sq. Footage: **0.00** For Tax Year: **2025**
Flood Plain: **No** P.I.D.: **025-813-218** Tax Inc. Utilities?: **No**
View: **No** Tour:
Complex / Subdiv: **Palette on the Park**
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer**
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: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

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

Legal: **STRATA LOT 32, PLAN BCS592, 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 V**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **755**
Finished Floor (Above): **774**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **421**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,950 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,950 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Dwell Property Management**
Maint Fee: **\$452.47**
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata: **131** Locker:
Storeys in Building: **3**
Mgmt. Co's #: **604-821-2999**
Council/Park Apprv?:

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

of Levels: **3**
of Rooms: **9**

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: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	9'6 x 17'3	Above	Bedroom	9'3 x 11'3	1	Main	3	Yes
Main	Dining Room	9'7 x 14'4			x	2	Above	3	No
Main	Kitchen	10'11 x 10'3	Below	Bedroom	19'1 x 10'10	3	Below	3	No
Main	Eating Area	10'3 x 7'10			x	4			
Main	Family Room	8'10 x 11'9			x	5			
		x			x	6			
Above	Primary Bedroom	14' x 13'8			x	7			
Above	Bedroom	9'6 x 11'3			x	8			

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

Court order Sale, 3 levels, 4 bedrooms, 3 baths, end unit, double garage, private back yard, central location. OPEN HOUSE JUNE 7 FROM 12 TO 2

Active
R3134791

Board: F
Townhouse

85 9405 121 STREET

Surrey
Queen Mary Park Surrey
V3V 0A9

Residential Attached

\$770,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$790,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2009
Frontage(feet): 0.00	Bathrooms: 3	Age: 17
Frontage(metres):	Full Baths: 2	Zoning: RM-30
Depth / Size (ft.): 0	Half Baths: 1	Gross Taxes: \$2,456.28
Sq. Footage: 0.00		For Tax Year: 2020
Flood Plain:	P.I.D.: 028-119-819	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **STRATA LOT 31 PLAN BCS3072 SECTION 31 TOWNSHIP 2 LAND DISTRICT 36 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, Playground**

Site Influences:
Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Finished Floor (Main): **657**
Finished Floor (Above): **688**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **131**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,476 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,476 sq. ft.**

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

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

Units in Development:
Exposure:
Mgmt. Co's Name: **Pacific quorum**
Maint Fee: **\$306.00**
Maint Fee Includes: **Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:
Locker:
of Pets: **1**
Cats: Dogs: **Yes**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
or % of Rentals Allowed: **10 #**
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	15'2 x 11'0			x	1	Main	2	No
Main	Dining Room	8'0 x 8'0			x	2			No
Main	Kitchen	10'2 x 8'0			x	3			No
Main	Family Room	15'2 x 12'6			x	4			No
Above	Primary Bedroom	12'6 x 11'9			x	5	Above	4	Yes
Above	Bedroom	18'6 x 9'0			x	6			No
Above	Bedroom	11'0 x 10'0			x	7			No
		x			x	8			No

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

Court Ordered Sale. Welcome to this spacious 3-bedroom, 2.5-bathroom townhouse in the highly convenient Queen Mary Park area of Surrey. Offering 1,476 sq. ft. of functional living space, this home is ideal for families, first-time buyers, or investors looking for excellent value. The main floor features a bright and open layout with laminate flooring, a comfortable living and dining area, family room, and a kitchen with stainless steel appliances. Step outside to a private backyard and patio backing onto green space, creating a peaceful setting with added privacy. Upstairs, the primary bedroom includes its own private balcony and ensuite bathroom, while the additional bedrooms offer great space for kids, guests, or a home office. Open House: June 14 Sunday 2-4PM

Active
R3117922

Board: F
Townhouse

47 5867 129 STREET

Surrey
Panorama Ridge
V3X 0J4

Residential Attached

\$790,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$790,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2017
Frontage(feet):	Bathrooms: 4	Age: 9
Frontage(metres):	Full Baths: 3	Zoning: RM30
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,855.40
Sq. Footage: 0.00	P.I.D.: 030-439-612	For Tax Year: 2025
Flood Plain:	View: No	Tax Inc. Utilities?: No
Complex / Subdiv: Panorama Mews	First Nation:	Tour:
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
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: **Rear**
Parking: **Other**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **STRATA LOT 55, PLAN EPS4389, SECTION 8, 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: **None**

Site Influences: **Central Location**
Features:

Finished Floor (Main): **729**
Finished Floor (Above): **801**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **302**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,832 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,832 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 3**
of Kitchens: **1** # of Rooms: **9**

Units in Development: **80**
Exposure: **East**
Mgmt. Co's Name: **City Base Mgmt**
Maint Fee: **\$269.88**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Other**

Tot Units in Strata: **3** Locker: **No**
Storeys in Building: **3**
Mgmt. Co's #: **604-708-8998**
Council/Park Apprv?:

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

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Kitchen	8' x 14'10
Main	Family Room	9'7 x 18'
Main	Dining Room	9'2 x 7'8
Main	Living Room	18'8 x 10'9
Above	Primary Bedroom	13'5 x 12'
Above	Bedroom	9' x 13'7
Above	Bedroom	9'3 x 9'2
Above	Laundry	5' x 8'

Floor	Type	Dimensions
Below	Bedroom	11'7 x 9'5
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **Sutton Group-West Coast Realty**

Sutton Group-West Coast Realty

Welcome to Panorama Mews. This 1,832 square foot 4 bedroom and 4 bathroom home features impressive high ceilings that create a bright, open atmosphere throughout. This home features central air conditioning, large foyer, and a double side by side garage. The entry level offers a spacious separate bedroom with a 3 piece ensuite, ideal for guests or a home office. The main level has a bright corner kitchen, separated living areas, and a powder room. The top floor includes a large primary bedroom with ensuite, and two additional well sized bedrooms and a full bathroom. Close to parks, schools and amenities and major commuter road networks.

Active
R3134244

Board: F
1/2 Duplex

6860 134 STREET

Surrey
West Newton
V3W 8G7

Residential Attached

\$799,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$841,800
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1982
Frontage(feet): 0.00	Bathrooms: 2	Age: 44
Frontage(metres):	Full Baths: 1	Zoning: RM-D
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,046.26
Sq. Footage: 5,039.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 002-116-880	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **5** Covered Parking: **0** Parking Access:
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **STRATA LOT 1, PLAN NWS1925, PART NE1/4, SECTION 17, 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, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 820			Units in Development:			Tot Units in Strata:			Locker:		
Finished Floor (Above): 600			Exposure:			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name:			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$0.00			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes:								
Finished Floor (Total): 1,420 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,420 sq. ft.			Bylaws Restrictions: No Restrictions								
Suite:			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: 2											
# of Rooms: 8											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	17'0 x 11'5			x	1	Main	2	No		
Main	Kitchen	9'7 x 8'			x	2	Above	4	No		
Main	Family Room	15'3 x 9'6			x	3					
Main	Dining Room	11'5 x 6'			x	4					
Main	Laundry	5'3 x 5'			x	5					
Above	Primary Bedroom	13'6 x 11'7			x	6					
Above	Bedroom	10'6 x 9'5			x	7					
Above	Bedroom	10' x 9'5			x	8					

Listing Broker(s): **Century 21 Creekside Realty**

BETTER THAN A TOWNHOME! This charming semi-detached 2-storey home offers a spacious main floor with bright living and dining areas, a well-sized kitchen, and a cozy family room with a fireplace and French doors leading to the backyard. The main level also features a convenient 2-piece bathroom and laundry room. Upstairs you'll find 3 bedrooms, including a generous primary bedroom with a large walk-in closet, plus a full main bathroom. Located in a quiet neighbourhood with great neighbours, this home is close to parks, schools, and everyday amenities. **NO STRATA FEES, no restrictions, and a large yard—all the freedom of detached living without the limitations of a townhouse.**

Active
R3133551

Board: F
Townhouse

13 14057 60A AVENUE

Surrey
Sullivan Station
V3X 0J2

Residential Attached

\$799,900 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?: No	Original Price: \$799,900
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2017
Frontage(feet):	Bathrooms: 4	Age: 9
Frontage(metres):	Full Baths: 3	Zoning: CD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,701.92
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 030-369-801	Tax Inc. Utilities?: No
View: Yes : MOUNTAIN		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, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Rooftop Deck**
Type of Roof: **Asphalt**

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

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

Legal: **STRATA LOT 69, PLAN EPS3861, 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: **In Suite Laundry, Storage**

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

Finished Floor (Main): **708**
Finished Floor (Above): **730**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **246**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,684 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,684 sq. ft.**

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

Units in Development: **89** Tot Units in Strata: **89** Locker:
Exposure:
Mgmt. Co's Name: **ASCENT PROPERTY MANAGEMENT** Storeys in Building:
Maint Fee: **\$350.35** Mgmt. Co's #: **604-431-1800**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal** Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: **# of Pets:** **Cats:** **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?
Main	Foyer	7'9 x 6'0	Below	Bedroom	11'5 x 9'6	1	Main	2	No
Main	Kitchen	14'2 x 10'0			x	2	Above	4	Yes
Main	Living Room	12'2 x 10'0			x	3	Above	4	No
Main	Dining Room	10'2 x 8'8			x	4	Below	3	Yes
Main	Family Room	14'8 x 11'3			x	5			
Above	Primary Bedroom	12'8 x 12'0			x	6			
Above	Bedroom	10'8 x 9'7			x	7			
Above	Bedroom	9'7 x 8'7			x	8			

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

Calling all renovators! This spacious corner unit at Summit in Sullivan Station has an abundance of living space and a layout that really works. The main floor has an open kitchen and dining area that flows into a sunken living room with soaring ceilings—lots of room for everyday living or entertaining. Upstairs, you'll find three bedrooms, including a roomy primary with a big ensuite, plus another full bath. Downstairs has a bonus bedroom/flex space with its own ensuite -- perfect for guests, teens, or a home office. A spacious rooftop patio catches mountain and city views, and parking is a breeze with a side-by-side garage. With TLC and a little vision, this townhome is a knockout opportunity in a central location.

Active
R3134353

Board: F
Townhouse

132 12040 68 AVENUE

Surrey
West Newton
V3W 1P5

Residential Attached

\$835,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$835,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2005
Frontage(feet):	Bathrooms: 4	Age: 21
Frontage(metres):	Full Baths: 3	Zoning: CD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,945.54
Sq. Footage: 0.00	P.I.D.: 026-307-421	For Tax Year: 2025
Flood Plain:	View: No	Tax Inc. Utilities?: No
Complex / Subdiv:		Tour:
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: **Other, Wood**
Foundation: **Concrete Perimeter**

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

Reno. Year: **2023**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Dist. to Public Transit: **Nearby** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 105, PLAN BCS862, 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 V**

Amenities: **In Suite Laundry**

Site Influences: **Central Location**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm**

Finished Floor (Main): **715**
Finished Floor (Above): **861**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **688**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,264 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,264 sq. ft.**

Suite: **None**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **11**

Units in Development:
Exposure:
Mgmt. Co's Name: **Dwell Property Management**
Maint Fee: **\$595.00**
Maint Fee Includes: **Gardening, Management, Recreation Facility**

Tot Units in Strata: **191** Locker: **No**
Storeys in Building: **3**
Mgmt. Co's #: **604-821-2999**
Council/Park Apprv?:

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: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	20' x 15'1	Below	Recreation Room	20' x 22'	1	Main	2	No
Main	Dining Room	8'3 x 6'10	Below	Bedroom	8'7 x 11'11	2	Above	3	Yes
Main	Kitchen	16'8 x 10'11	Below	Laundry	4'11 x 5'3	3	Above	3	No
Main	Foyer	5'5 x 14'6			x	4	Below	3	No
Above	Primary Bedroom	14'6 x 15'10			x	5			No
Above	Walk-In Closet	5' x 10'9			x	6			No
Above	Bedroom	10'9 x 16'4			x	7			No
Above	Bedroom	8'9 x 9'11			x	8			No

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

Welcome to Terrane! This beautifully renovated 2,264 sq. ft. townhome offers the space and comfort of a detached home, featuring extensive 2023 updates including new flooring, fresh paint, modern lighting, a stylish kitchen with stainless steel appliances, and built-in air conditioning for year-round comfort. With 4 spacious bedrooms, 4 bathrooms, and a fully finished basement complete with a large recreation room and full bath, this home provides exceptional flexibility for families, guests, or a home office setup. Move-in ready and ideally located close to schools, parks, shopping, and everyday amenities, this home perfectly blends space, style, and convenience.

Active
R3074552

Board: F
Townhouse

95 15778 85 AVENUE

Surrey
Fleetwood Tynehead
V4N 6W8

Residential Attached

\$849,000 (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 Levels: 3											
# 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
R3131868

Board: F
1/2 Duplex

13125 BALLOCH DRIVE

Surrey
Queen Mary Park Surrey
V3V 6Y2

Residential Attached

\$859,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?: No	Original Price: \$859,000
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.

Active
R3131650

Board: F
1/2 Duplex

13127 BALLOCH DRIVE

Surrey
Queen Mary Park Surrey
V3V 6Y2

Residential Attached

\$859,900 (LP)

(SP) **M**



Sold Date:	If new,GST/HST inc?: No	Original Price: \$859,900
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: Virtual Tour URL
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): **688**
Finished Floor (Above): **902**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,590 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,590 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: 10**

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	5'11 x 5'0	Above	Storage	7'7 x 4'8	1	Main	2	No
Main	Family Room	10'11 x 17'0	Above	Recreation Room	8'1 x 23'5	2	Above	4	No
Main	Kitchen	8'1 x 8'3			x	3			
Main	Dining Room	8'6 x 8'8			x	4			
Main	Living Room	13'6 x 10'6			x	5			
Above	Primary Bedroom	13'6 x 10'6			x	6			
Above	Bedroom	9'6 x 11'11			x	7			
Above	Bedroom	9'6 x 9'8			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 mega-sized 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
R3126308

Board: F
Townhouse

29 9652 162A STREET

Surrey
Fleetwood Tynehead
V4N 2E4

Residential Attached

\$899,900 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$919,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2023
Frontage(feet): 0.00	Bathrooms: 4	Age: 3
Frontage(metres):	Full Baths: 3	Zoning: RM30
Depth / Size (ft.): 0.00	Half Baths: 1	Gross Taxes: \$3,549.59
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-966-829	Tax Inc. Utilities?: No
View:		Tour:
Complex / Subdiv: WESTWOOD AT TYNEHEAD PARK		
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, Metal**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double, Visitor Parking**
Dist. to Public Transit: **700M** Dist. to School Bus: **800M**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 32, BLOCK 5N, PLAN EPS9062, SECTION 35, RANGE 1W, 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, In Suite Laundry, Playground**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **658**
Finished Floor (Above): **658**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **239**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,555 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,555 sq. ft.**

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

of Levels: **3**
of Rooms: **10**

Units in Development:
Exposure:
Mgmt. Co's Name: **Blueprint Property Management**
Maint Fee: **\$319.01**
Maint Fee Includes: **Garbage Pickup, Gardening, Snow removal**

Tot Units in Strata: **60** Locker: **No**
Storeys in Building:
Mgmt. Co's #: **604-200-1032**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., 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	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	14'0 x 10'0	Below	Bedroom	11'2 x 7'0	1	Main	2	No
Main	Living Room	16'1 x 13'5	Below	Foyer	10'0 x 4'6	2	Above	4	Yes
Main	Dining Room	13'0 x 14'0			x	3	Above	4	No
Main	Family Room	13'0 x 10'0			x	4	Below	3	Yes
Above	Primary Bedroom	10'6 x 9'6			x	5			No
Above	Walk-In Closet	8'10 x 4'3			x	6			No
Above	Bedroom	10'6 x 9'3			x	7			No
Above	Bedroom	10'0 x 9'3			x	8			No

Listing Broker(s): **Macdonald Realty (Surrey/152)**

Welcome to Westwood at Tynehead, a beautifully maintained 4 bedroom, 4 bathroom townhome nestled beside the serene 640-acre Tynehead Regional Park. This modern home offers a perfect blend of comfort and style, featuring side-by-side garage with EV charger, energy-efficient gas heating, and on-demand hot water system. The chef-inspired kitchen boasts premium Samsung appliances, including a gas stove, ice/water fridge, large island, pantry, and soft-close cabinetry—ideal for both everyday living and entertaining. The spacious primary suite includes a spa-like ensuite with double sinks. Thoughtful touches like smart home technology, painted ceilings, and pot lights