

Active
R3007363
Board: F
Apartment/Condo

218 10221 133A STREET

North Surrey
Whalley
V3T 5J8

Residential Attached

\$349,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **1**
Frontage(feet): Bathrooms: **1**
Frontage(metres): Full Baths: **1**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **002-034-565**
View: :
Complex / Subdiv:
First Nation
Services Connctd: **Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$385,000**
Approx. Year Built: **1982**
Age: **43**
Zoning: **MF**
Gross Taxes: **\$1,737.44**
For Tax Year: **2024**
Tax Inc. Utilities?:
Tour:

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

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

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

Legal: **STRATA LOT 26, PLAN NWS1834, SECTION 27, RANGE 2W, BLOCK 5 NORTH, 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: **Elevator, Garden, Independent living, Shared Laundry, Wheelchair Access**

Site Influences: **Adult Oriented, Central Location, Gated Complex, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Drapes/Window Coverings, Garage Door Opener, Intercom, Pantry, Refrigerator, Stove**

Finished Floor (Main): **680**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **680 sq. ft.**
Unfinished Floor: **0**
Grand Total: **680 sq. ft.**

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

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

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

Locker:

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	Living Room	12'1 x 13'9			x	1	Main	4	No
Main	Kitchen	10'5 x 7'8			x	2			
Main	Dining Room	12'1 x 9'0			x	3			
Main	Primary Bedroom	12'9 x 10'6			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

Welcome to this well-maintained 1-bedroom condo on 2nd floor located just minutes from Surrey Central SkyTrain, SFU campus, Central City Call, and all major amenities. Situated in a prime location, this home is perfect for first-time buyers or savvy investors. The unit features a functional layout modern finishes, and excellent natural light. With strong rental demand and future growth in the area, this is a smart investment opportunity you don't want to miss.

Active R3019973 Board: F Apartment/Condo	611 13750 100 AVENUE North Surrey Whalley V3T 0L3	Residential Attached \$349,900 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$369,900
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2016
Frontage(feet): 0.00	Bathrooms: 1	Age: 9
Frontage(metres): 0.00	Full Baths: 1	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,761.37
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 030-010-039	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: Park Avenue		
First Nation		
Services Connctd: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Concrete	Parking: Garage; Underground, Visitor Parking		
Exterior: Concrete, Glass, Mixed	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: Concrete Block	Title to Land: Freehold Strata		
	Property Disc.: No		
Renovations:	Fixtures Leased: No		
# of Fireplaces: 0	R.I. Fireplaces:		
Fireplace Fuel:	Fixtures Rmvd: No		
Fuel/Heating: Baseboard, Electric	Floor Finish: Laminate		
Outdoor Area: Balcony(s)			
Type of Roof: Other			

Legal: **STRATA LOT 23, BLOCK 5N, PLAN EPS3859, SECTION 35, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Playground, Pool; Outdoor, Swirlpool/Hot Tub, Tennis Court(s), Wheelchair Access**
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 447		Units in Development: 424	Tot Units in Strata: 424		Locker: No				
Finished Floor (Above): 0		Exposure:	Storeys in Building:						
Finished Floor (AbvMain2): 0		Mgmt. Co's Name: Rancho Management	Mgmt. Co's #:		604-684-4508				
Finished Floor (Below): 0		Maint Fee: \$321.32	Council/Park Apprv?:						
Finished Floor (Basement): 0		Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water							
Finished Floor (Total): 447 sq. ft.									
Unfinished Floor: 0									
Grand Total: 447 sq. ft.		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns							
Suite: None		Restricted Age:		# of Pets: 1					
Basement: None		# or % of Rentals Allowed:		Cats: Yes Dogs: Yes					
Crawl/Bsmt. Ht:		Short Term(<1yr)Rnt/Lse Alwd?: No							
# of Kitchens: 1		Short Term Lse-Details:							
# of Levels: 1									
# of Rooms: 4									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'7 x 5'4			x	1	Main	4	No
Main	Living Room	10' x 13'			x	2			No
Main	Bedroom	8'6 x 7'6			x	3			No
Main	Walk-In Closet	6'1 x 4'3			x	4			No
		x			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	8			No

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

Junior One bedroom studio with parking in Park Ave East by Concord Pacific! The interior has high-end modern kitchen with built in S/S appliances, gas-stove top, quartz countertop with marble backsplash. Functional and efficient floor plan layout with floor to ceiling windows on the 6th floor. Complex contains amenities such as outdoor pool, steam, tennis courts, sky garden, gym, media room . Fantastic location, walking distance to King George skytrain station, Surrey Central city mall, SFU T&T. Includes 1 Parking.

Active
R3030905
Board: F
Apartment/Condo

406 10088 148 STREET

North Surrey
Guildford
V3R 3M9

Residential Attached

\$484,800 (LP)

(SP) **M**



Sold Date:	If new,GST/HST inc?: No	Original Price: \$484,800
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2007
Frontage(feet):	Bathrooms: 2	Age: 18
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,284.04
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 027-051-226	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: BLOOMSBURY		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **Yes: FORECLOSURE**
Fixtures Rmvd: **Yes: FORECLOSURE**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 408, BLOCK 5N, PLAN LMS921, SECTION 29, 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 1**

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, Pool; Outdoor, Tennis Court(s), Wheelchair Access**

Site Influences: **Private Setting**
Features: **Dishwasher, Smoke Alarm, Sprinkler - Fire, Windows - Thermo**

Finished Floor (Main): 960	Units in Development: 424	Tot Units in Strata: 36	Locker: No
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: FIRST SERVICES RESIDENTIAL	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$731.37	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 960 sq. ft.			
Unfinished Floor: 0			
Grand Total: 960 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 11			

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

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

Court-ordered foreclosure. Welcome to Bloomsbury Court—resort-style living in the heart of Guildford. This 2-bedroom plus den, 2-bathroom home offers a smart balance of comfort and style. The English Tudor-inspired building features laminate floors and an open-concept layout with a bright kitchen, sunlit dining area, and a spacious living room. Step out onto your private balcony overlooking the tennis courts—a peaceful spot for morning coffee or evening downtime. Large windows bring in plenty of natural light throughout. The primary suite includes a cozy sitting nook, perfect for reading or relaxing. Residents enjoy amenities including a gym, outdoor pool, sauna, lounge, and putting green. Conveniently located near trails, transit, schools, shopping, and entertainment. tks Luke

Active
R3039823
Board: F
Apartment/Condo

2F 1400 GEORGE STREET

South Surrey White Rock
White Rock
V4B 4A3

Residential Attached

\$519,000 (LP)

(SP) **M**



Sold Date:	If new,GST/HST inc?:	Original Price: \$519,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1990
Frontage(feet):	Bathrooms: 2	Age: 35
Frontage(metres):	Full Baths: 2	Zoning: CR-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,893.62
Sq. Footage: 0.00		For Tax Year:
Flood Plain:	P.I.D.: 015-559-602	Tax Inc. Utilities?:
View: No :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed, Tile, Vinyl/Linoleum, Carpet**

Legal: **STRATA LOT 13, PLAN NWS3100, SECTION 11, TOWNSHIP 1, 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: **In Suite Laundry, Storage**

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

Finished Floor (Main): 1,482			Units in Development: 19			Tot Units in Strata: 19			Locker: Yes		
Finished Floor (Above): 0			Exposure:			Storeys in Building: 3					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: Blueprint Strata Management			Mgmt. Co's #: 604-200-1030					
Finished Floor (Below): 0			Maint Fee: \$596.15			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Gardening, Gas, Management, Water								
Finished Floor (Total): 1,482 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,482 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns								
Suite:			Restricted Age:			# of Pets: 2			Cats: Yes Dogs: Yes		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term (<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 1											
# of Rooms: 8											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Eating Area	10'10 x 8'10			x	1	Main	3	No		
Main	Kitchen	13'10 x 9'9			x	2	Main	4	Yes		
Main	Laundry	7'0 x 5'3			x	3					
Main	Dining Room	12'7 x 11'9			x	4					
Main	Living Room	16'2 x 15'5			x	5					
Main	Solarium	18'11 x 13'8			x	6					
Main	Bedroom	13'4 x 10'4			x	7					
Main	Primary Bedroom	18'5 x 11'0			x	8					

Listing Broker(s): **Oakwyn Realty Ltd.**

Rarely available 2-bed,2-bath condo in Georgian Place, offering a huge 1,482 SF of living includes a huge 206 sq.ft heated, carpeted, and fully enclosed solarium that could easily function as a large 3rd bedroom. This bright, south-west facing home features a spacious living and dining area with an open-concept kitchen, perfect for entertaining. The oversized master suite includes a sliding door to the solarium, a 5-piece ensuite with separate shower and tub, and ample closet space. The large walk-in laundry room also serves as a pantry or extra storage. Includes secured underground parking with 1 parking spot and 1 storage locker. Conveniently located close to White Rock's best shopping, restaurants, banks, coffee shops, and mins to beach. No age restrictions. Call L/R to book a viewing.

Active
R3040632

Board: F
Townhouse

63 16318 82 AVENUE

Surrey
Fleetwood Tynehead
V4N 0N9

Residential Attached

\$770,500 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$770,500
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 2	Age: 32
Frontage(metres):	Full Baths: 2	Zoning: RM15
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,384.69
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 018-399-193	Tax Inc. Utilities?: No
View:		Tour:
Complex / Subdiv: Hazelwood Lane		
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**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl, Wood**
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: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open**
Dist. to Public Transit: **1** Dist. to School Bus: **1**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No : "As is Where is"**
Floor Finish:

Legal: **STRATA LOT 63, PLAN LMS905, SECTION 25, TOWNSHIP 2**

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

Site Influences:
Features:

Finished Floor (Main): **650**
Finished Floor (Above): **755**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,405 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,405 sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **8**

Units in Development:
Exposure: **West**
Mgmt. Co's Name: **Houghton Realty**
Maint Fee: **\$349.51**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **89** Locker: **No**
Storeys in Building: **2**
Mgmt. Co's #: **604-576-2141**
Council/Park Apprv?:

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

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

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

Listing Broker(s): **Amex - Fraseridge Realty**

Hazelwood lane. Best location in Fleetwood. Close to Schools, Transportation, Shopping and just minutes' walk from proposed new Skytrain station. Spacious floor plan. This well-maintained home features 3 large bedrooms with 2 baths. Well maintained & managed complex. Surrey Sports Centre & Leisure Complex and Fleetwood Park just minutes away. Low density, wonderful family-oriented complex with great clubhouse. Feels like a home.

Active
R3015028

Board: F
Townhouse

106 5888 144 STREET

Surrey
Sullivan Station
V3X 0G8

Residential Attached

\$774,500 (LP)

(SP) **M**



Sold Date: If new,GST/HST inc?:
Meas. Type: Bedrooms: **4**
Frontage(feet): Bathrooms: **3**
Frontage(metres): Full Baths: **3**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **029-280-826**
View: **No**
Complex / Subdiv: **One44**
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$774,500**
Approx. Year Built: **2013**
Age: **12**
Zoning: **RES**
Gross Taxes: **\$3,513.50**
For Tax Year: **2025**
Tax Inc. Utilities?:
Tour: **Virtual Tour URL**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **None**
Concrete

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: **Full**
Metered Water:
R.I. Plumbing:

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

Legal: **STRATA LOT 37, PLAN EPS1859, 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: **None**

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

Finished Floor (Main): **620**
Finished Floor (Above): **637**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **319**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,576 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,576 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **7**

Units in Development: **138**
Exposure: **South**
Mgmt. Co's Name: **Quay Pacific Property Mgmt**
Maint Fee: **\$300.33**
Maint Fee Includes: **Other**

Tot Units in Strata: **138** Locker:
Storeys in Building:
Mgmt. Co's #: **604-521-0876**
Council/Park Apprv?:

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

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

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

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

Welcome to Sullivan where you will find this spacious 4bdrom 3 bath townhome with open concept living. Main floor features living room, large kitchen with upgraded built in buffet & dining, upstairs there are 3 bedrooms and 2 full bath. Downstairs is a 4th room and a bonus full bathroom! Family orientated complex and neighborhood. Very close to Sullivan Heights Secondary School, Bell Performing Art Centre. Panorama Village Shopping Centre is at walking distance. Easy access to HWY 10 & King George.

Active
R3032260

Board: F
Townhouse

68 12677 63 AVENUE

Surrey
Panorama Ridge
V3X 3T3

Residential Attached

\$819,000 (LP)

(SP) 



Sold Date:	If new, GST/HST inc?: No	Original Price: \$819,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2005
Frontage(feet): 0.00	Bathrooms: 4	Age: 20
Frontage(metres): 0.00	Full Baths: 2	Zoning: MF
Depth / Size (ft.):	Half Baths: 2	Gross Taxes: \$3,270.85
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 026-478-668	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

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

Amenities: **In Suite Laundry, Playground**

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

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

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

Units in Development: **82**
Exposure:
Mgmt. Co's Name: **PACIFIC QUORUM VANCOUVER**
Maint Fee: **\$378.00**
Maint Fee Includes: **Gardening, Gas, Management**

Tot Units in Strata: **82** Locker:
Storeys in Building:
Mgmt. Co's #: **604-685-3828**
Council/Park Apprv?:

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

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

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

Woodhouse Realty

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

Active
R3030949

Board: F
Townhouse

128 13898 64 AVENUE

Surrey
Sullivan Station
V3W 1L6

Residential Attached

\$824,900 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$859,900
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2018
Frontage(feet):	Bathrooms: 4	Age: 7
Frontage(metres):	Full Baths: 3	Zoning: MF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,593.16
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 030-934-133	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**
Construction: **Frame - Wood, Other**
Exterior: **Fibre Cement Board, Other**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport & Garage, Garage, Single, Visitor Parking**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **Yes: Court Ordered Sale. Foreclosure**
Fixtures Rmvd: **Yes: Court Ordered Sale. Foreclosure**
Floor Finish: **Other**

Legal: **STRATA LOT 64, PLAN EPS4760, SECTION 9, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

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

Finished Floor (Main): **682**
Finished Floor (Above): **730**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **266**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,678 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,678 sq. ft.**

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

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

Units in Development:
Exposure:
Mgmt. Co's Name: **TML Mnagement Group Ltd.**
Maint Fee: **\$319.98**
Maint Fee Includes: **Gardening, Management, Recreation Facility, Sewer, Snow removal, Water**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'0 x 14'10			x	1	Main	2	No
Main	Kitchen	15'0 x 10'9			x	2	Above	4	No
Main	Dining Room	11'0 x 10'9			x	3	Above	3	No
Above	Primary Bedroom	12'0 x 9'0			x	4	Below	3	No
Above	Bedroom	10' x 10'10			x	5			No
Above	Bedroom	10'9 x 10'10			x	6			No
Below	Bedroom	11' x 10'9			x	7			No
Below	Foyer	14'0 x 3'0			x	8			No

Listing Broker(s): **Sutton Premier Realty**

Court-Ordered Sale Spacious and well-designed townhouse in Sullivan Station featuring 4 bedrooms and 4 bathrooms. Highlights include a modern kitchen with quartz countertops, stainless steel appliances, and Maple Shaker cabinets. Main floor offers large windows, crown moulding, and a convenient powder room. Upstairs includes a generous primary bedroom with ensuite, plus two more bedrooms. Basement features a large rec room with full bathroom. Sold as-is, where-is. Court approval required.

Active R3003795 Board: F Townhouse	7 8676 158 STREET Surrey Fleetwood Tynehead V4N 5W3	Residential Attached \$841,000 (LP) (SP) 
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Sold Date:	If new,GST/HST inc?:	Original Price: \$841,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2008
Frontage(feet):	Bathrooms: 3	Age: 17
Frontage(metres):	Full Baths: 2	Zoning: RM-30
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,384.69
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 027-584-186	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: SPRINGFIELD		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood	Parking: Garage; Single
Exterior: Mixed	Dist. to Public Transit: Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold Strata
Renovations:	Property Disc.: No
# of Fireplaces: 1 R.I. Fireplaces:	Fixtures Leased: No :
Fireplace Fuel: Electric	Fixtures Rmvd: No :
Fuel/Heating: Baseboard, Electric	Floor Finish:
Outdoor Area: Balcony(s)	
Type of Roof: Asphalt	
Legal: STRATA LOT 7, PLAN BCS3002, SECTION 26, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	

Amenities: None
Site Influences: Central Location, Recreation Nearby, Shopping Nearby
Features: ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener

Finished Floor (Main): 646	Units in Development: 79	Tot Units in Strata: Locker: No
Finished Floor (Above): 645	Exposure:	Storeys in Building:
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dwell property mgmt.	Mgmt. Co's #: 604-821-2999
Finished Floor (Below): 230	Maint Fee: \$301.55	Council/Park Apprv?:
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Snow removal	
Finished Floor (Total): 1,521 sq. ft.		
Unfinished Floor: 0		
Grand Total: 1,521 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	
Suite: None	Restricted Age: # of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:	
Crawl/Bsmt. Ht: # of Levels: 2	Short Term(<1yr)Rnt/Lse Alwd?: No	
# of Kitchens: 1 # of Rooms: 7	Short Term Lse-Details:	

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

Listing Broker(s): Century 21 Coastal Realty Ltd.	Century 21 Coastal Realty Ltd.
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Welcome to Springfield Village, a charming townhouse community located in the heart of Central Fleetwood. This well-maintained 3-bedroom Corner Unit , 3-bathroom home features a modern open-concept layout with a spacious great room, a functional kitchen equipped with stainless steel appliances, a 2-piece powder room on the main level, and a balcony off the dining area. Upstairs offers a large primary bedroom with a 4-piece ensuite, along with two additional well-sized bedrooms. The walkout lower level includes a bright den with a large window and its own 2-piece ensuite, perfect for guests or in-laws. Enjoy a private fenced backyard, laminate flooring on the main floor, and parking for two vehicles—one in the garage and one in the driveway.

Active R2971869 Board: F Townhouse	58 15235 SITKA DRIVE Surrey Fleetwood Tynehead V3S 0A9	Residential Attached \$849,000 (LP) (SP)																																																																																													
	<table style="width:100%;"> <tr> <td>Sold Date:</td> <td>If new, GST/HST inc?:</td> <td>Original Price: \$1,090,900</td> </tr> <tr> <td>Meas. Type: Feet</td> <td>Bedrooms: 4</td> <td>Approx. Year Built: 2022</td> </tr> <tr> <td>Frontage(feet): 0.00</td> <td>Bathrooms: 3</td> <td>Age: 3</td> </tr> <tr> <td>Frontage(metres): 0.00</td> <td>Full Baths: 3</td> <td>Zoning: RES</td> </tr> <tr> <td>Depth / Size (ft.): 0</td> <td>Half Baths: 0</td> <td>Gross Taxes: \$3,494.00</td> </tr> <tr> <td>Sq. Footage: 0.00</td> <td></td> <td>For Tax Year: 2024</td> </tr> <tr> <td>Flood Plain:</td> <td>P.I.D.: 031-710-867</td> <td>Tax Inc. Utilities?:</td> </tr> <tr> <td>View: Yes : GREENSPACE</td> <td></td> <td>Tour:</td> </tr> <tr> <td>Complex / Subdiv: WOOD AND WATER</td> <td></td> <td></td> </tr> <tr> <td>First Nation</td> <td></td> <td></td> </tr> <tr> <td>Services Connctd: Electricity, 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: \$1,090,900	Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2022	Frontage(feet): 0.00	Bathrooms: 3	Age: 3	Frontage(metres): 0.00	Full Baths: 3	Zoning: RES	Depth / Size (ft.): 0	Half Baths: 0	Gross Taxes: \$3,494.00	Sq. Footage: 0.00		For Tax Year: 2024	Flood Plain:	P.I.D.: 031-710-867	Tax Inc. Utilities?:	View: Yes : GREENSPACE		Tour:	Complex / Subdiv: WOOD AND WATER			First Nation			Services Connctd: Electricity, Water			Sewer Type: City/Municipal	Water Supply: City/Municipal																																																										
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Style of Home: Corner Unit Construction: Frame - Wood Exterior: Vinyl Foundation: Concrete Perimeter Renovations: # of Fireplaces: 0 R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Baseboard, Electric Outdoor Area: Fenced Yard, Patio(s) Type of Roof: Asphalt	Total Parking: 3 Covered Parking: 3 Parking Access: Front Parking: Garage; Double Dist. to Public Transit: CLOSE Dist. to School Bus: CLOSE Title to Land: Freehold Strata Property Disc.: No Fixtures Leased: No : SOLD AS IS WHERE IS AT TIME OF POSSESSION Fixtures Rmvd: No : SOLD AS IS WHERE IS AT TIME OF POSSESSION Floor Finish: Laminate, Wall/Wall/Mixed, Carpet																																																																																														
Legal: STRATA LOT 104 SECTION 23 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS6690 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V																																																																																															
Amenities: Club House, Exercise Centre, Playground Site Influences: Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby Features:																																																																																															
Finished Floor (Main): 1,112 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 589 Finished Floor (Basement): 0 Finished Floor (Total): 1,701 sq. ft. Unfinished Floor: 0 Grand Total: 1,701 sq. ft.	Units in Development: 146 Exposure: West Mgmt. Co's Name: AWM Maint Fee: \$575.13 Maint Fee Includes: Gardening, Management, Recreation Facility, Snow removal Bylaws Restrictions: Pets Allowed w/Rest. Restricted Age: # or % of Rentals Allowed: Short Term (<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:																																																																																														
Suite: None Basement: None Crawl/Bsmt. Ht: # of Kitchens: 1	Tot Units in Strata: 146 Locker: No Storeys in Building: Mgmt. Co's #: 604-639-2190 Council/Park Apprv?: No # of Pets: 2 Cats: Yes Dogs: Yes																																																																																														
<table style="width:100%;"> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> <tr><td>Main</td><td>Kitchen</td><td>12'9 x 9'0</td></tr> <tr><td>Main</td><td>Family Room</td><td>15'10 x 12'7</td></tr> <tr><td>Main</td><td>Dining Room</td><td>11'9 x 7'2</td></tr> <tr><td>Main</td><td>Primary Bedroom</td><td>12'8 x 10'0</td></tr> <tr><td>Main</td><td>Bedroom</td><td>10'0 x 8'9</td></tr> <tr><td>Main</td><td>Bedroom</td><td>11'0 x 10'3</td></tr> <tr><td>Below</td><td>Foyer</td><td>8'0 x 5'9</td></tr> <tr><td>Below</td><td>Bedroom</td><td>12'0 x 11'4</td></tr> </table>	Floor	Type	Dimensions	Main	Kitchen	12'9 x 9'0	Main	Family Room	15'10 x 12'7	Main	Dining Room	11'9 x 7'2	Main	Primary Bedroom	12'8 x 10'0	Main	Bedroom	10'0 x 8'9	Main	Bedroom	11'0 x 10'3	Below	Foyer	8'0 x 5'9	Below	Bedroom	12'0 x 11'4	<table style="width:100%;"> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> <tr><td>Below</td><td>Den</td><td>12'0 x 9'0</td></tr> <tr><td>Below</td><td>Laundry</td><td>6'0 x 3'0</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> </table>	Floor	Type	Dimensions	Below	Den	12'0 x 9'0	Below	Laundry	6'0 x 3'0			x			x			x			x			x			x			x	<table style="width:100%;"> <tr> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> <tr><td>1</td><td>Main</td><td>4</td><td>No</td></tr> <tr><td>2</td><td>Main</td><td>3</td><td>Yes</td></tr> <tr><td>3</td><td>Below</td><td>4</td><td>Yes</td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td></tr> </table>	Bath	Floor	# of Pieces	Ensuite?	1	Main	4	No	2	Main	3	Yes	3	Below	4	Yes	4				5				6				7				8			
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Listing Broker(s): Royal LePage West Real Estate Services																																																																																															
WOW!! Beautiful 1/2 duplex style home located in the popular WOOD AND WATER complex. Built by Anthem -lots of nice features. This large unit boasting a location second to none, siding onto a greenspace and backing onto a grassy area. The versatile layout offers many features. The main floor offers good sized bedrooms with the primary bedroom having a walk-in-closet and a 3pc. en-suite with a large stand up shower for two. The bright and open kitchen features a large centre island and has a walk out to a level/fenced yard which is perfect for taking the kids or the dog for a play in the greenspace. There is a dining area, a large family area-ideal for family time and dinners. Lower level offers a bedroom with cheater en-suite bath (perfect for guests or the in-laws), den/office space.																																																																																															

Active
R3028881

Board: F
Townhouse

43 2350 165 STREET

South Surrey White Rock
Grandview Surrey
V3Z 1J9

Residential Attached

\$874,000 (LP)

(SP) **M**



Sold Date:	If new,GST/HST inc?:	Original Price: \$975,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2024
Frontage(feet): 0.00	Bathrooms: 3	Age: 1
Frontage(metres): 0.00	Full Baths: 2	Zoning: RES
Depth / Size (ft.): 0	Half Baths: 1	Gross Taxes: \$3,757.88
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 032-188-889	Tax Inc. Utilities?:
View: No		Tour:
Complex / Subdiv: THE LOOP		
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., Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Forced Air, Natural Gas**
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: **Rear**
Parking: **Garage; Double, Visitor Parking**
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, Wall/Wall/Mixed, Carpet**

Legal: **STRATA LOT 60 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9264 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Club House, Exercise Centre, In Suite Laundry**

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

Finished Floor (Main): **619**
Finished Floor (Above): **674**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **200**
Finished Floor (Total): **1,493 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,493 sq. ft.**

Units in Development:
Exposure: **North**
Mgmt. Co's Name: **DWELL PROPERTY MANAGEMENT**
Maint Fee: **\$276.00**
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-248-0752**
Council/Park Apprv?:

Locker: **No**

Suite: **None**
Basement: **Fully Finished, Part**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **10**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	13'10 x 12'7	Below	Foyer	6'10 x 3'3	1	Main	2	No
Main	Dining Room	13'4 x 7'0	Below	Bedroom	11'10 x 11'7	2	Above	4	No
Main	Living Room	15'5 x 11'5			x	3	Above	4	Yes
Main	Laundry	5'3 x 3'0			x	4			
Above	Primary Bedroom	11'6 x 11'0			x	5			
Above	Walk-In Closet	11'0 x 3'8			x	6			
Above	Bedroom	12'9 x 9'5			x	7			
Above	Bedroom	12'11 x 9'3			x	8			

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

WOW!!! "The Loop" -prime 1 year old townhome in a great development in South Surrey. You will love the layout, it's perfect for a growing family in an area close to all amenities. The basement 4th bedroom would work great for a home office or bonus room for the kids. The modern look consists of two tone kitchen cabinets, large working island with bar stool area, designer lighting and plumbing fixtures, Walk out deck off the kitchen for those summer nights. Laundry on the main, plus many more features. Large formal living area with electric fireplace. Main floor has laminate flooring, while upper floor has carpeting making it warm on your feet. Primary bedroom has walk in closet and a gorgeous en-suite bath with deep tub and large shower. A must see unit.