




Active **908 13380 108 AVENUE** Residential Attached
R3060561 North Surrey **\$449,900 (LP)**
 Board: F Whalley (SP) 
 Apartment/Condo V3T 0E7



Sold Date: If new,GST/HST inc?: Original Price: **\$449,900**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2010**
 Frontage(feet): Bathrooms: **2** Age: **15**
 Frontage(metres): Full Baths: **2** Zoning: **MF**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,196.88**
 Sq. Footage: **0.00** For Tax Year: **2025**
 Flood Plain: **No** P.I.D.: **028-184-653** Tax Inc. Utilities?: **No**
 View: **Yes :City** Tour:
 Complex / Subdiv: **City Point**
 First Nation
 Services Connctd: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey** Total Parking: **1** Covered Parking: **1** Parking Access:
 Construction: **Concrete** Parking: **Garage; Underground**
 Exterior: **Brick, Concrete, Glass** Dist. to Public Transit:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **No**
 Renovations: Reno. Year: Fixtures Leased: **No**
 # of Fireplaces: **0** R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **No**
 Fireplace Fuel: **None** Metered Water: Floor Finish: **Mixed**
 Fuel/Heating: **Electric** R.I. Plumbing:
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Legal: **STRATA LOT 345, BLOCK 5N, PLAN BCS3771, SECTION 22, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): 750	Units in Development:	Tot Units in Strata: 457	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 21	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dwell Property management	Mgmt. Co's #: 604-821-2999	
Finished Floor (Below): 0	Maint Fee: \$621.21	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 750 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest.	# of Pets:	Cats: Dogs:
Grand Total: 750 sq. ft.	Restricted Age:		
Suite: None	# or % of Rentals Allowed: 100%		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term Lse-Details:		
# of Kitchens: 1			

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

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

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



Active
R3069121
Board: F
Apartment/Condo

406 10088 148 STREET

North Surrey
Guildford
V3R 3M9

Residential Attached

\$465,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$465,000
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: **Vinyl**
Foundation: **Concrete Slab**

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

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

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

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

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub, Tennis Court(s), Wheelchair Access**
Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Smoke Alarm, Sprinkler - Fire, Windows - Thermo**

Finished Floor (Main):	960
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	960 sq. ft.
Unfinished Floor:	0
Grand Total:	960 sq. ft.

Units in Development: 424	Tot Units in Strata: 36	Locker: No
Exposure:	Storeys in Building: 4	
Mgmt. Co's Name: FIRST SERVICES RESIDENTIAL	Mgmt. Co's #: 604-683-8900	
Maint Fee: \$731.37	Council/Park Apprv?:	
Maint Fee Includes: Caretaker, Gardening, Management, Recreation Facility, Snow removal		

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


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

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

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

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



Active **913 13350 CENTRAL AVENUE** Residential Attached
R3050902 North Surrey **\$575,000 (LP)**
 Board: F Whalley (SP) 
 Apartment/Condo V3T 0S1



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

Style of Home: **1 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
 Construction: **Concrete** Parking: **Garage; Underground**
 Exterior: **Concrete, Glass** Dist. to Public Transit:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **Yes**
 Renovations: Reno. Year: Fixtures Leased: **No** :
 # of Fireplaces: **0** R.I. Fireplaces: **0** Rain Screen:
 Fireplace Fuel: **None** Metered Water:
 Fuel/Heating: **Baseboard** R.I. Plumbing:
 Outdoor Area: **Balcony(s)** Floor Finish:
 Type of Roof: **Other**

Legal: **STRATA LOT 144, BLOCK 5N, PLAN EPS9010, SECTION 27, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

Site Influences:
Features:

Finished Floor (Main): 720	Units in Development:	Tot Units in Strata: 550	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building: 44	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM Alliance Real Estate Group	Mgmt. Co's #: 604-685-3227	
Finished Floor (Below): 0	Maint Fee: \$484.15	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility		
Finished Floor (Total): 720 sq. ft.			
Unfinished Floor: 0			
Grand Total: 720 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Suite: None	Restricted Age:		
Basement: Separate Entry	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Levels: 1	Short Term Lse-Details:		
# of Kitchens: 1			
# of Rooms: 4			

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

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

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



Active **3109 11967 80 AVENUE** Residential Attached
R3049774 N. Delta **\$584,900 (LP)**
 Board: F Scottsdale **(SP)** 
 Apartment/Condo V4C 0E2



Sold Date: If new,GST/HST inc?: Original Price: **\$625,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2017**
 Frontage(feet): Bathrooms: **2** Age: **8**
 Frontage(metres): Full Baths: **2** Zoning: **F13**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,218.94**
 Sq. Footage: **0.00** For Tax Year: **2024**
 Flood Plain: P.I.D.: **030-115-353** Tax Inc. Utilities?: **No**
 View: **Yes :CITY AND OCEAN** Tour:
 Complex / Subdiv: **DELTA RISE**
 First Nation
 Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit** Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Construction: **Concrete** Parking: **Garage Underbuilding, Garage; Underground, Visitor Parking**
 Exterior: **Concrete, Glass, Mixed** Dist. to Public Transit: **IMMEDIATE** Dist. to School Bus:
 Foundation: **Concrete Slab** Title to Land: **Freehold Strata** Property Disc.: **No**
 Renovations: Reno. Year: Fixtures Leased: :
 # of Fireplaces: R.I. Fireplaces: Rain Screen: Fixtures Rmvd: :
 Fireplace Fuel: Metered Water: Floor Finish: **Mixed**
 Fuel/Heating: **Baseboard** R.I. Plumbing:
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Legal: **STRATA LOT 278, PLAN EPS4044, SECTION 25, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Storage**

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


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

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

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

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



Active **201 12088 66 AVENUE** Residential Attached
R3062255 Surrey **\$595,000 (LP)**
 Board: F West Newton (SP) 
 Apartment/Condo V3W 1Z9



Sold Date: If new,GST/HST inc?: Original Price: **\$595,000**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1995**
 Frontage(feet): Bathrooms: **2** Age: **30**
 Frontage(metres): Full Baths: **2** Zoning: **MF**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,442.42**
 Sq. Footage: **0.00** For Tax Year: **2025**
 Flood Plain: **No** P.I.D.: **023-215-445** Tax Inc. Utilities?: **No**
 View: **No** Tour:
 Complex / Subdiv:
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey** Total Parking: **2** Covered Parking: **2** Parking Access:
 Construction: **Frame - Wood** Parking: **Garage; Underground**
 Exterior: **Stucco** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Renovations: Reno. Year: Fixtures Leased: **No** :
 # of Fireplaces: **1** R.I. Fireplaces: **0** Rain Screen: Fixtures Rmvd: **No** :
 Fireplace Fuel: **Other** Metered Water: Floor Finish:
 Fuel/Heating: **Electric** R.I. Plumbing:
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Legal: **STRATA LOT 18, PLAN LMS2150, SECTION 18, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **1,137** Units in Development: Tot Units in Strata: Locker:
 Finished Floor (Above): **0** Exposure: Storeys in Building:
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Hugh McKinnon** Mgmt. Co's #: **604-531-1909**
 Finished Floor (Below): **0** Maint Fee: **\$540.00** Council/Park Apprv?:
 Finished Floor (Basement): **0** Maint Fee Includes: **Gardening, Management**
 Finished Floor (Total): **1,137 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,137 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Suite: **None** Restricted Age: # of Pets: Cats: Dogs:
 Basement: **None** # or % of Rentals Allowed:
 Crawl/Bsmt. Ht: # of Levels: **1** Short Term(<1yr)Rnt/Lse Alwd?: **No**
 # of Kitchens: **1** # of Rooms: **5** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'6" x 18'			x	1	Main	3	Yes
Main	Dining Room	9' x 13'6"			x	2	Main	3	No
Main	Kitchen	10' x 12'			x	3			
Main	Primary Bedroom	12' x 14'			x	4			
Main	Bedroom	10' x 10'			x	5			
					x	6			
					x	7			
					x	8			

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

Court order sale, 2 bedroom, 2 bath at Lakewood Terrace. Private balcony, living room with gas fireplace, 2 parking spots. Allow time for showings.

Active **23 14285 64 AVENUE** Residential Attached
R3057021 Surrey **\$699,000 (LP)**
 Board: F East Newton (SP)
 Townhouse V3W 1Z2



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$779,000**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2015**
 Frontage(feet): Bathrooms: **3** Age: **10**
 Frontage(metres): Full Baths: **2** Zoning: **RM 30**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,706.22**
 Sq. Footage: **0.00** For Tax Year: **2025**
 Flood Plain: P.I.D.: **029-766-966** Tax Inc. Utilities?: **No**
 View: **No :** Tour:
 Complex / Subdiv: **ARIA LIVING**
 First Nation
 Services Connctd: **Electricity, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey, Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Mixed**
 Foundation: **Concrete Perimeter**
 Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **Electric** Metered Water:
 Fuel/Heating: **Electric** R.I. Plumbing:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**
 Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Grg/Double Tandem**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:

Legal: **STRATA LOT 28, PLAN EPS2932, SECTION 16, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry, Playground, Recreation Center**

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


Finished Floor (Main): 720	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 683	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 142	Maint Fee: \$277.13	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Management, Water		
Finished Floor (Total): 1,545 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,545 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
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	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'5 x 15'10			x	1	Above	4	Yes
Main	Kitchen	13'0 x 8'0			x	2	Above	3	No
Main	Dining Room	12'9 x 9'0			x	3	Main	2	No
Main	Eating Area	10'0 x 8'0			x	4			No
Above	Primary Bedroom	11'0 x 11'11			x	5			No
Above	Bedroom	12'0 x 8'1			x	6			No
Above	Bedroom	13'11 x 7'11			x	7			No
Below	Foyer	10'10 x 4'10			x	8			No

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

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



Active **10 8418 163 STREET** Residential Attached
R3053499 **Surrey** **\$769,000 (LP)**
 Board: F **Fleetwood Tynehead** (SP) 
 Townhouse **V4N 6K8**



Sold Date: If new,GST/HST inc?: Original Price: **\$799,000**
 Meas. Type: Bedrooms: **4** Approx. Year Built: **2011**
 Frontage(feet): Bathrooms: **3** Age: **14**
 Frontage(metres): Full Baths: **2** Zoning: **MF**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,407.82**
 Sq. Footage: **0.00** For Tax Year: **2025**
 Flood Plain: **Exempt** P.I.D.: **028-494-814** Tax Inc. Utilities?: **No**
 View: **No** Tour:
 Complex / Subdiv: **MAPLE ON 84**
 First Nation
 Services Connctd: **Electricity**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
 Construction: **Frame - Wood** Parking: **Add. Parking Avail., Garage; Single**
 Exterior: **Other** Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Renovations: Reno. Year: Fixtures Leased: **No**
 # of Fireplaces: R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **No**
 Fireplace Fuel: Metered Water: Floor Finish: **Mixed**
 Fuel/Heating: **Electric** R.I. Plumbing:
 Outdoor Area: **Balcony(s), Fenced Yard**
 Type of Roof: **Other**

Legal: **STRATA LOT 46, PLAN BCS3773, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**
 Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Other - See Remarks**

Finished Floor (Main): **635** Units in Development: **54** Tot Units in Strata: **54** Locker:
 Finished Floor (Above): **652** Exposure: **Southeast** Storeys in Building: **3**
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Associa** Mgmt. Co's #: **604-591-6060**
 Finished Floor (Below): **214** Maint Fee: **\$368.89** Council/Park Apprv?:
 Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Management**
 Finished Floor (Total): **1,501 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,501 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Suite: Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**
 Basement: **None** # or % of Rentals Allowed:
 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	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'9 x 12'3			x	1	Main	2	No
Main	Dining Room	11'5 x 7'7			x	2	Above	4	No
Main	Kitchen	10'8 x 9'5			x	3	Above	4	No
Main	Family Room	14'9 x 9'2			x	4			
Above	Primary Bedroom	12'8 x 11'3			x	5			
Above	Bedroom	10'10 x 8'0			x	6			
Above	Bedroom	9'6 x 7'6			x	7			
Below	Bedroom	10'8 x 9'5			x	8			

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

Well located "Maple on 84" complex. Close to elementary and secondary schools, shopping, public transportation and recreation facilities. Newer 4 bedroom + 3 bath unit with a private fenced yard. OPEN HOUSE Sat November 15th, 3:30pm to 4:30pm.



Active **39 18681 68 AVENUE** Residential Attached
R3050340 Cloverdale **\$778,000** (LP)
 Board: F Clayton **(SP)** 
 Townhouse V4N 6P3



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$798,000**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2014**
 Frontage(feet): Bathrooms: **3** Age: **11**
 Frontage(metres): Full Baths: **2** Zoning: **RM30**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,027.12**
 Sq. Footage: **0.00** For Tax Year: **2024**
 Flood Plain: **No** P.I.D.: **029-425-794** Tax Inc. Utilities?: **No**
 View: **:NO** Tour: **Virtual Tour URL**
 Complex / Subdiv: **CREEKSIDE**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey, End Unit** Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Tandem Parking**
 Exterior: **Fibre Cement Board, Other, Vinyl** Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**
 Foundation: **Concrete Perimeter, Concrete Slab** Title to Land: **Freehold Strata** Property Disc.: **Yes**
 Renovations: Reno. Year: Fixtures Leased: **No : FORECLOSURE**
 # of Fireplaces: **0** R.I. Fireplaces: **0** Rain Screen: **No** Fixtures Rmvd: **Yes: FORECLOSURE**
 Fireplace Fuel: **None** Metered Water: **No** Floor Finish: **Laminate, Wall/Wall/Mixed, Carpet**
 Fuel/Heating: **Electric** R.I. Plumbing: **No**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 39, PLAN EPS2103, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**
 Site Influences: **Central Location, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Drapes/Window Coverings, Security - Roughed In, Smoke Alarm, Windows - Thermo**

Finished Floor (Main): 637	Units in Development: 52	Tot Units in Strata: 52	Locker: No
Finished Floor (Above): 609	Exposure: Northwest	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: QUAY PROPERTY MANAGEMENT	Mgmt. Co's #: 604-371-2208	
Finished Floor (Below): 0	Maint Fee: \$324.54	Council/Park Apprv?: No	
Finished Floor (Basement): 321	Maint Fee Includes: Gardening, Snow removal		
Finished Floor (Total): 1,567 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions		
Grand Total: 1,567 sq. ft.	Restricted Age: # of Pets: 2		Cats: Yes Dogs: Yes
Suite: None	# or % of Rentals Allowed:		
Basement: Fully Finished	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term Lse-Details:		
# of Kitchens: 1			

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

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

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

Active **128 13898 64 AVENUE** Residential Attached
R3057489 **Surrey** **\$799,000 (LP)**
 Board: F **Sullivan Station** (SP)
 Townhouse **V3W 1L6**



Sold Date: If new,GST/HST inc?: Original Price: **\$799,000**
 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** Reno. Year:
 Fuel/Heating: **Other** Rain Screen:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Metered Water:
 Type of Roof: **Asphalt, Other** 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	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 730	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: TML Mngement Group Ltd.	Mgmt. Co's #:	
Finished Floor (Below): 266	Maint Fee: \$319.98	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Management, Recreation Facility, Sewer, Snow removal, Water		
Finished Floor (Total): 1,678 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Rentals Allowed	# of Pets:	Cats: Dogs:
Grand Total: 1,678 sq. ft.	Restricted Age:		
Suite: None	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term Lse-Details:		
# of Kitchens: 1	# of Rooms: 8		

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. Fully fenced and landscaped yard. Sold as-is, where-is. Court approval required.



Active **68 12677 63 AVENUE** Residential Attached
R3049975 **Surrey** **\$799,000 (LP)**
 Board: F **Panorama Ridge** (SP)
 Townhouse **V3X 3T3**



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$799,000**
 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** P.I.D.: **026-478-668** For Tax Year: **2024**
 Flood Plain: View: **No** Tax Inc. Utilities?: **No**
 Tour:
 Complex / Subdiv: **Electricity, Natural Gas, Sanitary Sewer, Water**
 First Nation: **City/Municipal** Water Supply: **City/Municipal**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **3 Storey** Total Parking: **2** Covered Parking: **2** Parking Access:
 Construction: **Frame - Wood** Parking: **Garage; Double, Other, Visitor Parking**
 Exterior: **Vinyl** Dist. to Public Transit: **0.5 KM Walk** Dist. to School Bus: **0.5 KM Walk**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Renovations: Property Disc.: **No**
 # of Fireplaces: **1** R.I. Fireplaces: Reno. Year: Fixtures Leased: **No**
 Fireplace Fuel: **Gas - Natural** Rain Screen: Fixtures Rmvd: **No**
 Fuel/Heating: **Forced Air, Natural Gas** Metered Water: Floor Finish: **Laminate, Tile**
 Outdoor Area: **Balcony(s), Fenced Yard** R.I. Plumbing:
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 78, PLAN BCS903, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN I**

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** Units in Development: **82** Tot Units in Strata: **82** Locker:
 Finished Floor (Above): **736** Exposure: Storeys in Building:
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **PACIFIC QUORUM VANCOUVER** Mgmt. Co's #:
 Finished Floor (Below): **348** Maint Fee: **\$378.00** Council/Park Apprv?:
 Finished Floor (Basement): **0** Maint Fee Includes: **Gardening, Gas, Management**
 Finished Floor (Total): **1,839 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,839 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**

Suite: **None** # or % of Rentals Allowed: **100%** Short Term (<1yr)Rnt/Lse Alwd?: **No** Short Term Lse-Details:
 Basement: **Fully Finished**
 Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **12**

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 **R3052549** **208 13900 HYLAND ROAD** Residential Attached
Board: F **\$836,400 (LP)**
Townhouse East Newton V3W 1K4 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$885,000**
Meas. Type: Bedrooms: **4** Approx. Year Built: **1993**
Frontage(feet): Bathrooms: **4** Age: **32**
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** Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Garage; Single, Open**
Exterior: **Brick, Vinyl** Dist. to Public Transit: **Close Walk** Dist. to School Bus:
Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
Property Disc.: **No**
Renovations: Reno. Year: Fixtures Leased: **No : COURT ORDERED SALE "SOLD AS IS - WHERE IS"**
of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **Yes: COURT ORDERED SALE "SOLD AS IS - WHERE IS"**
Fireplace Fuel: **Electric** Metered Water: Floor Finish: **Laminate, Tile, Carpet**
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcony(s), Patio(s)**
Type of Roof: **Asphalt**

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: **Playground**

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

Features:

Finished Floor (Main): 678	Units in Development:	Tot Units in Strata:	Locker: No
Finished Floor (Above): 744	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dwell Property Management	Mgmt. Co's #: 604-821-2999	
Finished Floor (Below): 0	Maint Fee: \$512.53	Council/Park Apprv?:	
Finished Floor (Basement): 675	Maint Fee Includes: Garbage Pickup, Gardening, Water		
Finished Floor (Total): 2,097 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest.	# of Pets: 2	Cats: Yes Dogs: Yes
Grand Total: 2,097 sq. ft.	Restricted Age:		

Suite: **None**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **12**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

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	Main	3	Yes
Main	Eating Area	8'2 x 6'1	Bsmt	Laundry	15'3 x 7'2	4	Main	4	No
Main	Kitchen	11'5 x 10'1			x	5			
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**

Spacious 2097 sq ft townhome offering 4 bedrooms and 3.5 bathrooms with a washroom on every level. Bright south-facing main floor with large windows and a walk-out basement with separate entrance provide plenty of living space. Just minutes walk to Hyland Elementary and close to parks, shopping, and transit.Perfect for families bring your ideas and make this spacious home your own! Court Ordered Sale SOLD AS IS - WHERE IS.

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active **7 8676 158 STREET** Residential Attached
R3059042 **Surrey** **\$839,000 (LP)**
Board: F **Fleetwood Tynehead** (SP)
Townhouse **V4N 5W3**



Sold Date: If new,GST/HST inc?: Original Price: **\$839,000**
Meas. Type: Bedrooms: **3** Approx. Year Built: **2008**
Frontage(feet): Bathrooms: **3** Age: **17**
Frontage(metres): Full Baths: **3** Zoning: **RM-30**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,384.69**
Sq. Footage: **0.00** For Tax Year: **2024**
Flood Plain: P.I.D.: **027-584-186** Tax Inc. Utilities?: **No**
View: **No** Tour:
Complex / Subdiv:
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Renovations: Reno. Year:
of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Electric** Metered Water:
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**
Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Single**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **STRATA LOT 7, PLAN BCS3002, SECTION 26, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry**

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

Finished Floor (Main): 646	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 645	Exposure: West	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: \$325.00	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.	# of Pets: 1	Cats: Yes Dogs: Yes
Suite: None	Restricted Age:		
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	3	No
Main	Kitchen	11'2 x 9'11			x	2	Above	3	Yes
Main	Dining Room	11'3 x 8'2			x	3	Above	3	No
Main	Primary Bedroom	14'0 x 10'7			x	4			No
Main	Bedroom	11'7 x 9'0			x	5			No
Main	Bedroom	10'3 x 8'11			x	6			No
Below	Den	14'6 x 8'10			x	7			No
		x			x	8			No

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

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



Active **R3067207** **4908 13495 CENTRAL AVENUE** Residential Attached
Board: F North Surrey **\$839,500 (LP)**
Apartment/Condo Whalley V3T 0K2 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$839,500**
Meas. Type: Bedrooms: **2** Approx. Year Built: **2018**
Frontage(feet): Bathrooms: **2** Age: **7**
Frontage(metres): Full Baths: **2** Zoning: **CD**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,055.38**
Sq. Footage: **0.00** For Tax Year: **2025**
Flood Plain: **No** P.I.D.: **030-458-285** Tax Inc. Utilities?: **No**
View: **Yes :Ocean, mountains, Vancouver DT** Tour:
Complex / Subdiv: **3 CIVIC - HOTEL PLAZA**
First Nation
Services Connctd: **Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey** Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Construction: **Concrete** Parking: **Add. Parking Avail., Garage Underbuilding, Visitor Parking**
Exterior: **Concrete, Glass** Dist. to Public Transit: Dist. to School Bus:
Foundation: **Concrete Slab** Title to Land: **Freehold Strata**
Property Disc.: **No**
Renovations: Reno. Year: Fixtures Leased: **No**
of Fireplaces: **0** R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **Yes: Court ordered sale**
Fireplace Fuel: Metered Water: Floor Finish:
Fuel/Heating: **Geothermal** R.I. Plumbing:
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

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

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

Features:

Finished Floor (Main): **1,050** Units in Development: Tot Units in Strata: **349** Locker:
Finished Floor (Above): **0** Exposure: Storeys in Building: **51**
Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **AWM Alliance Real Estate Group** Mgmt. Co's #: **604-685-3227**
Finished Floor (Below): **0** Maint Fee: **\$703.00** Council/Park Apprv?:
Finished Floor (Basement): **0** Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal**
Finished Floor (Total): **1,050 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,050 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Suite: **None** Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
Basement: **None** # or % of Rentals Allowed:
Crawl/Bsmt. Ht: # of Levels: **1** Short Term (<1yr)Rnt/Lse Alwd?: **No**
of Kitchens: **1** # of Rooms: **5** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18'2 x 14'6	x			1	Main	5	Yes
Main	Dining Room	8'8 x 14'6	x			2	Main	4	No
Main	Kitchen	13'6 x 10'2	x			3			No
Main	Primary Bedroom	11'8 x 10'6	x			4			No
Main	Bedroom	12'6 x 8'8	x			5			No
			x			6			No
			x			7			No
			x			8			No

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

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

Active **90 6299 144 STREET** Residential Attached
R3064660 Surrey **\$839,900 (LP)**
 Board: F Sullivan Station (SP)
 Townhouse V3X 1A2



Sold Date: If new,GST/HST inc?: Original Price: **\$869,900**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2009**
 Frontage(feet): Bathrooms: **3** Age: **16**
 Frontage(metres): Full Baths: **2** Zoning: **CD**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,790.15**
 Sq. Footage: **0.00** For Tax Year: **2025**
 Flood Plain: **No** P.I.D.: **028-355-164** Tax Inc. Utilities?: **No**
 View: **No** Tour:
 Complex / Subdiv: **Altura**
 First Nation
 Services Connctd: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey, End Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stone, Vinyl**
 Foundation: **Concrete Perimeter**
 Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **Electric** Metered Water:
 Fuel/Heating: **Baseboard** R.I. Plumbing:
 Outdoor Area: **Patio(s), Sundeck(s)**
 Type of Roof: **Asphalt**
 Total Parking: **3** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double, Visitor Parking**
 Dist. to Public Transit: **Close By** Dist. to School Bus: **Close by**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 87, PLAN BCS3606, SECTION 9, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Exercise Centre, Pool; Outdoor, Swirlpool/Hot Tub**

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

Features:

Finished Floor (Main): 772	Units in Development: 167	Tot Units in Strata: Locker: No
Finished Floor (Above): 761	Exposure:	Storeys in Building: 3
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Quay Pacific Management	Mgmt. Co's #: 604-685-8830
Finished Floor (Below): 337	Maint Fee: \$524.44	Council/Park Apprv?: No
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal	
Finished Floor (Total): 1,870 sq. ft.		
Unfinished Floor: 0		
Grand Total: 1,870 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	
Suite: None	Restricted Age:	# of Pets: 2 Cats: Yes Dogs:
Basement: Full, Fully Finished, Separate Entry	# or % of Rentals Allowed:	
Crawl/Bsmt. Ht: # of Levels: 3	Short Term (<1yr)Rnt/Lse Alwd?: No	
# of Kitchens: 1 # of Rooms: 9	Short Term Lse-Details:	

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

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

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



Active **11 8181 135A STREET** Residential Attached
R3063721 Surrey **\$849,900 (LP)**
 Board: F Queen Mary Park Surrey (SP)
 Townhouse V3W 3N8



Sold Date: If new,GST/HST inc?: Original Price: **\$849,900**
 Meas. Type: Bedrooms: **4** Approx. Year Built: **2023**
 Frontage(feet): Bathrooms: **4** Age: **2**
 Frontage(metres): Full Baths: **3** Zoning: **RM-30**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$4,093.55**
 Sq. Footage: **0.00** P.I.D.: **031-860-087** For Tax Year: **2025**
 Flood Plain: View: **Yes :City** Tax Inc. Utilities?:
 Complex / Subdiv: First Nation Tour:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey, Inside Unit** Total Parking: **2** Covered Parking: **2** Parking Access:
 Construction: **Log** Parking: **Garage; Double**
 Exterior: **Fibre Cement Board, Mixed** Dist. to Public Transit: **1 minute walk** Dist. to School Bus: **8 minute walk**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Renovations: Property Disc.: **No**
 # of Fireplaces: **1** R.I. Fireplaces: Reno. Year: Fixtures Leased: **No**
 Fireplace Fuel: **Electric** Rain Screen: Fixtures Rmvd: **No**
 Fuel/Heating: **Baseboard** Metered Water: Floor Finish:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** R.I. Plumbing:
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 11, PLAN EPS8224, SECTION 29, 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, Recreation Nearby, Shopping Nearby**
 Features:

Finished Floor (Main): 664	Units in Development: 34	Tot Units in Strata: 34	Locker:
Finished Floor (Above): 743	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$368.48	Council/Park Apprv?:	
Finished Floor (Basement): 326	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility		
Finished Floor (Total): 1,733 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Grand Total: 1,733 sq. ft.	Restricted Age:		
Suite: None	# or % of Rentals Allowed: 100%		
Basement: Full, Fully Finished	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term Lse-Details:		
# of Kitchens: 1 # of Rooms: 10			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10' x 10'	Above	Bedroom	10' x 10'	1	Main	2	No
Main	Dining Room	10' x 10'	Above	Laundry	10' x 10'	2	Above	4	Yes
Main	Kitchen	10' x 10'			x	3	Above	3	No
Main	Pantry	10' x 101'	Bsmt	Bedroom	10' x 10'	4	Bsmt	3	No
		x			x	5			No
Above	Primary Bedroom	10' x 10'			x	6			No
Above	Walk-In Closet	10' x 10'			x	7			No
Above	Bedroom	10' x 10'			x	8			No

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

Welcome to the BEST PRICED unit in Crestlane! This unit features 4-bedrooms, 4-bathrooms, over 1750 sqft of living space! Built in 2023, this (almost) BRAND NEW unit features luxury finishes, plenty of space for your family & MORE! The main floor contains a bedroom with a FULL bathroom for any teenagers wanting more privacy! Located conveniently by all amenities and ONLY 10-minutes from the King George Skytrain station. The fully-fenced backyard is perfect for your dogs (yes dogs!) and the community playground is ready for your kids! The DOUBLE GARAGE features a 220V outlet ready for your EV vehicle. Call us today to view YOUR new home!

Active
R3069200

31 16511 WATSON DRIVE

Residential Attached

Board: F
Townhouse

Surrey
Fleetwood Tynehead
V4N 6T7

\$915,500 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$915,500
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 3	Age: 5
Frontage(metres):	Full Baths: 2	Zoning: RM30
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,555.82
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-284-574	Tax Inc. Utilities?: No
View: Yes : Peekaboo Mountains on Rooftop	Tour:	
Complex / Subdiv: Fleetwood Point		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **STRATA LOT 32, PLAN EPS5917, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Garden, In Suite Laundry**

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

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

Units in Development:
Exposure:
Mgmt. Co's Name: **ECM Strata Management**
Mgmt. Co's #: **604-855-9895**
Maint Fee: **\$325.00**
Council/Park Apprv?:
Maint Fee Includes: **Gardening, Management, Snow removal**
Locker: **No**
Bylaws Restrictions: **Pets Allowed, 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:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **4**
of Kitchens: **1** # of Rooms: **8**

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

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

eXp Realty of Canada Inc.

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



Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active **30 12585 104A AVENUE** Residential Attached
R3066102 North Surrey **\$949,900 (LP)**
Board: F Cedar Hills (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$949,900**
Meas. Type: Bedrooms: **4** Approx. Year Built: **2023**
Frontage(feet): Bathrooms: **4** Age: **2**
Frontage(metres): Full Baths: **3** Zoning: **CD**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,807.58**
Sq. Footage: **0.00** For Tax Year: **2025**
Flood Plain: P.I.D.: **032-066-589** Tax Inc. Utilities?:
View: : Tour:
Complex / Subdiv: **YALE GARDENS**
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Renovations: Reno. Year:
of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Electric** Metered Water:
Fuel/Heating: **Electric, Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**
Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Visitor Parking**
Dist. to Public Transit: **STEPS** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 29 SECTION 20 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICTSTRATA PLAN EPS9721TOGETHER 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, Exercise Centre, Playground**

Site Influences:
Features:

Finished Floor (Main): 713	Units in Development: 49	Tot Units in Strata:	Locker:
Finished Floor (Above): 785	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 278	Maint Fee: \$402.08	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,776 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Grand Total: 1,776 sq. ft.	Restricted Age:		
Suite: None	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term Lse-Details:		
# of Kitchens: 1			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'5 x 12'2	Below	Bedroom	12'2 x 9'2	1	Main	2	No
Main	Dining Room	9'11 x 9'11			x	2	Above	4	No
Main	Kitchen	9'5 x 16'5			x	3	Above	4	Yes
		x			x	4	Below	4	Yes
Above	Primary Bedroom	13'5 x 13'4			x	5			No
Above	Bedroom	9'9 x 10'7			x	6			No
Above	Bedroom	9'3 x 12'7			x	7			No
		x			x	8			No

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

Modern and thoughtfully designed, this three-level townhome at Yale Gardens offers comfortable living throughout. The main level features an open living area with an electric fireplace, a kitchen with a built-in microwave, smart fridge, wine rack, and an office nook, plus a powder room. Upstairs includes forced air heating and A/C, a spacious primary bedroom with ensuite, two additional bedrooms, full bath, and laundry. The lower level offers a double side-by-side garage and a bedroom with private entrance, ensuite, and suite potential. Enjoy a playground, gym, and mountain and city views, all close to shopping, restaurants, and transit.

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3062731

13127 BALLOCH DRIVE

Residential Attached

Board: F
1/2 Duplex

Surrey
Queen Mary Park Surrey
V3V 6Y2

\$965,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$965,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1977
Frontage(feet): 107.00	Bathrooms: 2	Age: 48
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	P.I.D.: 001-550-977	For Tax Year: 2025
Flood Plain:	View: No	Tax Inc. Utilities?: No
Complex / Subdiv:	Services Connctd: Community, Electricity, Sanitary Sewer, Storm Sewer, Water	Tour:
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

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

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**

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:

Legal: **STRATA LOT 1, PLAN NWS908, SECTION 32, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **None**

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

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

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

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

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

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

of Pets: Cats: Dogs:

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

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

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

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3062722

13125 BALLOCH DRIVE

Residential Attached

Board: F
1/2 Duplex

Surrey
Queen Mary Park Surrey
V3V 6Y2

\$1,059,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,059,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1977
Frontage(feet): 107.00	Bathrooms: 5	Age: 48
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:	View: No	Tax Inc. Utilities?: No
Complex / Subdiv:	Services Connctd: Community, Electricity, Sanitary Sewer, Storm Sewer, Water	Tour:
First Nation:	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**

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**

Dist. to School Bus:

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	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 650	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: SELF MANAGED	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 3,010 sq. ft.	Bylaws Restrictions: No Restrictions	# of Pets:	Cats: Dogs:
Unfinished Floor: 0	Restricted Age:		
Grand Total: 3,010 sq. ft.	# or % of Rentals Allowed:		
Suite: Unauthorized Suite	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht: # of Levels: 2			
# of Kitchens: 4			

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.