



Active **R3082238** **1711 13438 CENTRAL AVENUE** Residential Attached
Board: F North Surrey **\$259,900** (LP)
Apartment/Condo Whalley V3T 0N2 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$275,000**
Meas. Type: Bedrooms: **0** Approx. Year Built: **2019**
Frontage(feet): Bathrooms: **1** Age: **7**
Frontage(metres): Full Baths: **1** Zoning: **CD**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,600.00**
Sq. Footage: **0.00** For Tax Year: **2025**
Flood Plain: P.I.D.: **030-809-797** Tax Inc. Utilities?:
View: **Yes :City & Mountain** Tour:
Complex / Subdiv: **PRIME ON THE PLAZA**
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit, Bachelor/Studio** Total Parking: **0** Covered Parking: **0** Parking Access:
Construction: **Concrete** Parking: **Garage Underbuilding**
Exterior: **Concrete, Glass, Metal** Dist. to Public Transit:
Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Renovations: Reno. Year: Fixtures Leased: :
of Fireplaces: **0** R.I. Fireplaces: Rain Screen: :
Fireplace Fuel: Metered Water: Fixtures Rmvd: :
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: Floor Finish:
Outdoor Area: **Balcony(s)**
Type of Roof: **Metal, Other**

Legal: **STRATA LOT 183, PLAN EPS5579, 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: **Club House, Elevator, Exercise Centre, Guest Suite, Concierge**

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

Features:

Finished Floor (Main): 305	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$220.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management		
Finished Floor (Total): 305 sq. ft.			
Unfinished Floor: 0			
Grand Total: 305 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **3**
Restricted Age: # of Pets:
or % of Rentals Allowed: Cats: Dogs:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

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

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

Discover modern urban living in this studio at Prime on the Plaza, located in the heart of Downtown Surrey. With sweeping southeast views, murphy bed and an abundance of natural light, this unit has the BEST VALUE in all Central Surrey! Enjoy a full range of amenities including a business centre, entertainment rooms, lounge, gym, wellness yoga studio, sauna/steam room, study room, music room, massage room, kids play area. With the SkyTrain station, Central City Shopping Centre, SFU, and KPU just STEPS away, this home offers the perfect blend of comfort and convenience. A perfect investment or first home! A storage locker is also included for your convenience. Private appointments only.



Active **102 7036 133B STREET** Residential Attached
R3074479 **Surrey** **\$279,000 (LP)**
 Board: F **East Newton** (SP) 
 Townhouse **V3W 7Z9**



Sold Date: If new,GST/HST inc?: Original Price: **\$299,000**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **1980**
 Frontage(feet): Bathrooms: **2** Age: **46**
 Frontage(metres): Full Baths: **2** Zoning: **RM**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** For Tax Year:
 Flood Plain: P.I.D.: **024-383-881** Tax Inc. Utilities?:
 View: : Tour:
 Complex / Subdiv: **SUNCREEK ESTATES**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey** Total Parking: **2** Covered Parking: Parking Access: **Side**
 Construction: **Frame - Wood** Parking: **Open, Visitor Parking**
 Exterior: **Stucco** Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**
 Foundation: **Concrete Perimeter** Title to Land: **Leasehold prepaid-NonStrata**
 Renovations: Property Disc.: **Yes**
 # of Fireplaces: **1** R.I. Fireplaces: Reno. Year: Fixtures Leased: :
 Fireplace Fuel: **Wood** Rain Screen: Fixtures Rmvd: :
 Fuel/Heating: **Natural Gas** Metered Water: Floor Finish: **Wall/Wall/Mixed**
 Outdoor Area: **Balcony(s)** R.I. Plumbing:
 Type of Roof: **Tar & Gravel**

Legal: **THIS IS A LEASEHOLD PROPERTY AND IS SUITE 102 LOCATED IN THE BUILDING WITH CIVIC ADDRESS 7036 133B STREET, SURREY, BC, WHICH FORMS PART OF LOT 1 SECTION 17 TOWNSHIP 2, NEW WESTMINSTER DISTRICT PLAN 58959 AND PID 024-383-881**

Amenities: **Club House, In Suite Laundry**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): 1,305	Units in Development: 150	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$450.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Taxes		
Finished Floor (Total): 1,305 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,305 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	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18' x 14'			x	1	Main	3	No
Main	Kitchen	10' x 10'			x	2	Main	4	Yes
Main	Dining Room	10' x 8'			x	3			
Main	Primary Bedroom	16' x 11'			x	4			
Main	Bedroom	12' x 12'			x	5			
Main	Bedroom	11' x 11'			x	6			
					x	7			
					x	8			

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

Welcome to #102 this spacious and bright 3-bed, 2-bath townhome in Suncreek Estates, offering 1,305 sq.ft. of comfortable living space plus 1 parking. This solid, wheelchair-friendly home is perfect for families or first-time buyers. Leasehold property until 2092, with property taxes conveniently included in the maintenance fee. Located just minutes from schools, parks, public transit, shopping, Newton Wave Pool, and Kwantlen College.

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

Active **204 7131 133A STREET** Residential Attached
R3092156 Surrey **\$289,000 (LP)**
Board: F West Newton **(SP)**
Townhouse V3W 8A1



Sold Date: If new,GST/HST inc?: Original Price: **\$289,000**
Meas. Type: Bedrooms: **3** Approx. Year Built: **1983**
Frontage(feet): Bathrooms: **2** Age: **43**
Frontage(metres): Full Baths: **2** Zoning: **MF**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**
Sq. Footage: **0.00** For Tax Year:
Flood Plain: P.I.D.: **800-183-830** Tax Inc. Utilities?:
View: Tour:
Complex / Subdiv: **Suncreek Estates**
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Garage Underbuilding, Visitor Parking**
Exterior: **Stucco, Wood** Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**
Foundation: **Concrete Perimeter** Title to Land: **Leasehold prepaid-NonStrata**
Renovations: Property Disc.: **No**
of Fireplaces: **1** R.I. Fireplaces: Reno. Year: Fixtures Leased: **:**
Fireplace Fuel: **Wood** Rain Screen: Fixtures Rmvd: **:**
Fuel/Heating: **Baseboard, Electric, Wood** Metered Water: Floor Finish: **Carpet**
Outdoor Area: **Balcony(s), Rooftop Deck** R.I. Plumbing:
Type of Roof: **Asphalt, Torch-On**

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

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

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

Finished Floor (Main): 584	Units in Development: 323	Tot Units in Strata:	Locker:
Finished Floor (Above): 721	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Westsea construction	Mgmt. Co's #: 604-681-2727	
Finished Floor (Below): 0	Maint Fee: \$851.33	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Snow removal, Taxes, Water		
Finished Floor (Total): 1,305 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Not Allowed, Rentals Allowed	# of Pets:	Cats: Dogs:
Grand Total: 1,305 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	14'7 x 14'3	Above	Storage	8' x 4'	1	Above	4	No
Main	Kitchen	10'6 x 10'5			x	2	Above	3	No
Main	Dining Room	11'4 x 9'4			x	3			
Main	Foyer	7'2 x 6'2			x	4			
Above	Primary Bedroom	14'7 x 10'11			x	5			
Above	Bedroom	12'7 x 9'7			x	6			
Above	Bedroom	13'3 x 9'9			x	7			
Above	Laundry	5'4 x 4'11			x	8			

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

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



Active **R3074344** **102 10533 UNIVERSITY DRIVE** Residential Attached
Board: F North Surrey **\$347,000 (LP)**
Apartment/Condo Whalley V3T 5T7 (SP)



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

Style of Home: **Ground Level Unit, Inside Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Construction: **Frame - Wood** Parking: **Garage; Underground**
Exterior: **Stucco** Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
Property Disc.: **No**
Renovations: Reno. Year: Fixtures Leased: **No : SOLD AS IS AT TIME OF POSSESSION**
of Fireplaces: **0** R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **No : SOLD AS IS AT TIME OF POSSESSION**
Fireplace Fuel: Metered Water:
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
Outdoor Area: **Fenced Yard**
Type of Roof: **Other** Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

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

Amenities: **Elevator, In Suite Laundry**

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

Features:

Finished Floor (Main): 651	Units in Development: 194	Tot Units in Strata: 194	Locker: Yes
Finished Floor (Above): 0	Exposure: West	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: DORSET REALTY	Mgmt. Co's #: 604-270-1711	
Finished Floor (Below): 0	Maint Fee: \$369.78	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management		
Finished Floor (Total): 651 sq. ft.			
Unfinished Floor: 0			
Grand Total: 651 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	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	Foyer	5'6 x 3'9			x	1	Main	4	No
Main	Living Room	11'2 x 10'7			x	2			
Main	Dining Room	9'3 x 7'6			x	3			
Main	Den	9'2 x 7'10			x	4			
Main	Primary Bedroom	10'10 x 10'10			x	5			
Main	Kitchen	9'2 x 8'0			x	6			
Main	Laundry	3'8 x 2'7			x	7			
Main	Patio	23'0 x 17'0			x	8			

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

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



Active **412 8717 160 STREET** Residential Attached
R3078470 Surrey **\$349,000 (LP)**
 Board: F Fleetwood Tynehead (SP) 
 Apartment/Condo V4N 5X7



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$389,000**
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2008**
 Frontage(feet): Bathrooms: **1** Age: **18**
 Frontage(metres): Full Baths: **1** Zoning: **CD**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,929.55**
 Sq. Footage: **0.00** For Tax Year: **2025**
 Flood Plain: **No** P.I.D.: **027-723-780** Tax Inc. Utilities?: **No**
 View: **No** Tour:
 Complex / Subdiv: **Vernazza**
 First Nation
 Services Connctd: **Electricity**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey** Total Parking: **1** Covered Parking: **1** Parking Access:
 Construction: **Frame - Wood** Parking: **Garage; Underground**
 Exterior: **Brick, Vinyl** 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: **1** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **Electric** Metered Water: Fixtures Rmvd: **No** :
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
 Outdoor Area: **Balcony(s)** Floor Finish:
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 45, PLAN BCS3199, SECTION 26, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): 618	Units in Development:	Tot Units in Strata: 24	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Pacific Quorum	Mgmt. Co's #: 604-854-1734	
Finished Floor (Below): 0	Maint Fee: \$355.27	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Hot Water		
Finished Floor (Total): 618 sq. ft.			
Unfinished Floor: 0			
Grand Total: 618 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.		
Suite: None	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1 # of Rooms: 4	Short Term Lse-Details:		

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

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

Court order sale, one bedroom suite, laminate flooring, granite counter tops, spacious bedroom with 2 closets and semi ensuite. Located near Fleetwood Shopping Plaza and future SkyTrain Station.



Active **105 1544 FIR STREET** Residential Attached
R3087149 South Surrey White Rock **\$369,900 (LP)**
 Board: F White Rock (SP) 
 Apartment/Condo V4B 4B7



Sold Date: If new,GST/HST inc?: Original Price: **\$369,900**
 Meas. Type: Bedrooms: **1** Approx. Year Built: **1973**
 Frontage(feet): Bathrooms: **1** Age: **53**
 Frontage(metres): Full Baths: **1** Zoning: **RM-3**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,200.00**
 Sq. Footage: **0.00** For Tax Year: **2025**
 Flood Plain: P.I.D.: **001-142-607** Tax Inc. Utilities?: **No**
 View: **No :** Tour:
 Complex / Subdiv: **Juniper Arms**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **End Unit, Ground Level Unit** Total Parking: Covered Parking: Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Underground**
 Exterior: **Brick, Mixed, Stucco** Dist. to Public Transit: **100 meters** Dist. to School Bus: **500 meters**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Renovations: **Partly** Reno. Year: **2020** Fixtures Leased: **No : Property Sold As Is, Where Is**
 # of Fireplaces: **0** R.I. Fireplaces: **0** Rain Screen:
 Fireplace Fuel: **None** Metered Water:
 Fuel/Heating: **Baseboard, Hot Water** R.I. Plumbing:
 Outdoor Area: **Patio(s)** Fixtures Rmvd: **No : Property Sold As Is, Where Is**
 Type of Roof: **Tar & Gravel** Floor Finish: **Other, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 5 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLANNW157 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features:

Finished Floor (Main): 717	Units in Development:	Tot Units in Strata: 21	Locker:
Finished Floor (Above): 0	Exposure: West	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Davin Management	Mgmt. Co's #: 604-594-5643	
Finished Floor (Below): 0	Maint Fee: \$405.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management		
Finished Floor (Total): 717 sq. ft.			
Unfinished Floor: 0			
Grand Total: 717 sq. ft.	Bylaws Restrictions: Pets Not 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	Short Term Lse-Details:		

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

Listing Broker(s): **Keller Williams Ocean Realty**

Modern Renovated Living in White Rock! Experience this stunning, fully renovated 1-bedroom end unit in the heart of White Rock. This ground-floor home features rare walk-out access through the back patio, perfect for easy entry and outdoor enjoyment. The interior offers a sleek open-plan kitchen with Caesarstone counters and premium cabinetry. High-quality upgrades include luxury vinyl plank flooring & LED pot lights. The layout includes in-suite laundry, with heat and hot water conveniently included in the strata fees. For added peace of mind, the building's roof was replaced in 2011 and the foundation was waterproofed in 2014. Unbeatable location: just a short walk to White Rock Beach, transit, shopping, & Peace Arch Hospital



Active **334 13768 108 AVENUE** Residential Attached
R3081441 North Surrey **\$449,000 (LP)**
 Board: F Whalley (SP)
 Apartment/Condo V3T 0L9



Sold Date: If new,GST/HST inc?: Original Price: **\$469,900**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2018**
 Frontage(feet): Bathrooms: **2** Age: **8**
 Frontage(metres): Full Baths: **2** Zoning: **CD**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,349.83**
 Sq. Footage: **0.00** For Tax Year: **2025**
 Flood Plain: P.I.D.: **030-598-354** Tax Inc. Utilities?:
 View: **Yes : Mountains** Tour:
 Complex / Subdiv: **THE VENUE**
 First Nation
 Services Connctd: **Community, Electricity**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Construction: **Frame - Wood** Parking: **Garage; Underground**
 Exterior: **Brick, Fibre Cement Board** Dist. to Public Transit:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Dist. to School Bus:
 Renovations: Property Disc.: **No**
 # of Fireplaces: R.I. Fireplaces: Reno. Year: Fixtures Leased: **No :**
 Fireplace Fuel: Rain Screen: Fixtures Rmvd: **No :**
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: Floor Finish: **Laminate**
 Outdoor Area: **Balcony(s), Rooftop Deck**
 Type of Roof: **Other**

Legal: **STRATA LOT 76, BLOCK 5N, PLAN EP55304, SECTION 23, 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: **Exercise Centre, In Suite Laundry**

Site Influences: **Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 809	Units in Development: 141	Tot Units in Strata: 141	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building: 5	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Bayside Management	Mgmt. Co's #: 604-531-7774	
Finished Floor (Below): 0	Maint Fee: \$532.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Hot Water, Management, Other		
Finished Floor (Total): 809 sq. ft.			
Unfinished Floor: 0			
Grand Total: 809 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100		
Crawl/Bsmt. Ht: # 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	Living Room	17'3 x 9'3			x	1	Main	4	Yes
Main	Kitchen	11'3 x 7'8			x	2	Main	4	No
Main	Primary Bedroom	11'7 x 10'5			x	3			
Main	Bedroom	8'7 x 9'0			x	4			
Main	Eating Area	8'6 x 8'6			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Engel & Volkers Vancouver (Branch)**

Spacious & functional 2 bed/2 bath condo featuring the largest floor plan in the Venue building. The open-concept layout offers 9' ceilings throughout, with 8' ceilings in the bathroom, creating a bright and airy feel. The kitchen is equipped with modern cabinetry in a wood-grain finish, chrome hardware & soft-close doors and drawers. Laminate hardwood flooring runs through the main living areas. The building includes a large fitness facility & an expansive rooftop deck with BBQ and landscaped seating areas. Parking and a bicycle/storage locker are included. Conveniently located just a short walk to Gateway SkyTrain. A great opportunity for end users or investors alike. Foreclosure sale—property is sold "As is where is" requires some TLC. Photos are from the developer when purchased.

Active **913 13350 CENTRAL AVENUE** Residential Attached
R3094220 North Surrey **\$538,000 (LP)**
 Board: F Whalley (SP)
 Apartment/Condo V3T 0S1



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$538,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2023**
 Frontage(feet): Bathrooms: **2** Age: **3**
 Frontage(metres): Full Baths: **2** Zoning: **CD**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,663.11**
 Sq. Footage: **0.00** For Tax Year: **2025**
 Flood Plain: **No** P.I.D.: **031-913-539** Tax Inc. Utilities?: **No**
 View: **Yes :CITY** Tour:
 Complex / Subdiv: **ONE CENTRAL**
 First Nation
 Services Connctd: **Electricity, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
 Construction: **Concrete** Parking: **Garage; Underground**
 Exterior: **Concrete, Fibre Cement Board, Mixed** Dist. to Public Transit:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **No**
 Renovations: Reno. Year: Fixtures Leased: **:**
 # of Fireplaces: **0** R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **Yes: OWNER HAS THE RIGHT TO TAKE APPLIANCES**
 Fireplace Fuel: **Gas - Natural** Metered Water: Floor Finish: **Laminate**
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
 Outdoor Area: **Balcony(s), Fenced Yard**
 Type of Roof: **Tar & Gravel**

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: **Club House, Elevator, Exercise Centre, In Suite Laundry**
 Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Sprinkler - Fire**

Finished Floor (Main): 720	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM ALLIANCE REAL ESTATE GROUP	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$484.18	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Water		
Finished Floor (Total): 720 sq. ft.			
Unfinished Floor: 0			
Grand Total: 720 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None, Unauthorized Suite	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: 4	Short Term Lse-Details:		

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

Listing Broker(s): **TRG The Residential Group Downtown Realty**

Experience elevated urban living at One Central in the vibrant core of Surrey Central. This beautifully appointed 2 bedroom, 2 bathroom home showcases a bright, open layout with soaring ceilings, expansive windows and a sleek contemporary kitchen featuring quality appliances and stylish finishes. Enjoy seamless indoor-outdoor living with a generous private balcony — perfect for relaxing or entertaining. Residents have access to the exclusive 44th-floor "One Club" with a fully equipped fitness centre, business lounge, entertainment spaces, rooftop patio with panoramic city & mountain views & a dedicated dog run. Steps to SkyTrain, SFU, Central City Shopping Centre, library & schools. Excellent opportunity for homeowners or investors seeking strong rental demand in a thriving community.



Active **3109 11967 80 AVENUE** Residential Attached
R3091645 N. Delta **\$574,900 (LP)**
 Board: F Scottsdale **(SP)** 
 Apartment/Condo V4C 0E2



Sold Date: If new,GST/HST inc?: Original Price: **\$574,900**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2017**
 Frontage(feet): Bathrooms: **2** Age: **9**
 Frontage(metres): Full Baths: **2** Zoning: **F13**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,218.94**
 Sq. Footage: **0.00** For Tax Year: **2024**
 Flood Plain: P.I.D.: **030-115-353** Tax Inc. Utilities?: **No**
 View: **Yes :CITY AND OCEAN** Tour:
 Complex / Subdiv: **DELTA RISE**
 First Nation
 Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit** 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: :
 Fireplace Fuel: Metered Water: Fixtures Rmvd: :
 Fuel/Heating: **Baseboard** R.I. Plumbing: Floor Finish: **Mixed**
 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** # of Rooms: **7** 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: **31**
 Frontage(metres): Full Baths: **2** Zoning: **MF**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,442.42**
 Sq. Footage: **0.00** For Tax Year: **2025**
 Flood Plain: **No** P.I.D.: **023-215-445** Tax Inc. Utilities?: **No**
 View: **No** Tour:
 Complex / Subdiv: First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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: **\$559.83** 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 **63 16318 82 AVENUE** Residential Attached
R3073714 **Surrey** **\$690,000 (LP)**
 Board: F **Fleetwood Tynehead** **(SP)**
 Townhouse **V4N 0N9**



Sold Date: If new,GST/HST inc?: Original Price: **\$710,000**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **1993**
 Frontage(feet): Bathrooms: **2** Age: **33**
 Frontage(metres): Full Baths: **2** Zoning: **RN15**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,529.06**
 Sq. Footage: **0.00** For Tax Year: **2025**
 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** Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Single, Open**
 Exterior: **Mixed, Vinyl, Wood** Dist. to Public Transit: **1** Dist. to School Bus: **1**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Renovations: Reno. Year: Fixtures Leased: **No**
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **No : "As is Where is"**
 Fireplace Fuel: **Gas - Natural** Metered Water: Floor Finish:
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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

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

Site Influences:
Features:

Finished Floor (Main): **670** Units in Development: Tot Units in Strata: **89** Locker: **No**
 Finished Floor (Above): **778** Exposure: **West** Storeys in Building: **2**
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Houghton Realty** Mgmt. Co's #: **604-576-2141**
 Finished Floor (Below): **0** Maint Fee: **\$349.51** Council/Park Apprv?:
 Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Management**
 Finished Floor (Total): **1,448 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,448 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Suite: Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 Basement: **None** # or % of Rentals Allowed: **100%**
 Crawl/Bsmt. Ht: # of Levels: **2** 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	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): **Nationwide Realty Corp.**

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.

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

Active **16 14955 60 AVENUE** Residential Attached
R3092092 Surrey **\$699,999 (LP)**
Board: F Sullivan Station (SP)
Townhouse V3S 1R8



Sold Date: If new,GST/HST inc?: Original Price: **\$699,999**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2012**
Frontage(feet): Bathrooms: **3** Age: **14**
Frontage(metres): Full Baths: **2** Zoning: **CD**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,171.58**
Sq. Footage: **0.00** P.I.D.: **028-961-994** For Tax Year: **2025**
Flood Plain: View: Tax Inc. Utilities?: **No**
View: Complex / Subdiv: Tour:
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Legal: **STRATA LOT 49, PLAN BCS4474, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

Finished Floor (Main): 524	Units in Development: 58	Tot Units in Strata:	Locker:
Finished Floor (Above): 497	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM ALLIANCE	Mgmt. Co's #: 604-685-3227	
Finished Floor (Below): 282	Maint Fee: \$321.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal, Water		
Finished Floor (Total): 1,303 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Grand Total: 1,303 sq. ft.	Restricted Age:	# of Pets:	Cats: Dogs:
Suite:	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?:		
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	Kitchen	11'0 x 10'8			x	1	Main	2	No
Main	Living Room	14'0 x 12'0			x	2	Above	4	Yes
Main	Dining Room	9'0 x 8'1			x	3	Above	3	No
Above	Primary Bedroom	12'4 x 9'11			x	4			
Above	Bedroom	10'0 x 10'0			x	5			
Above	Laundry	6'0 x 4'0			x	6			
Below	Den	8'0 x 7'0			x	7			
Below	Foyer	5'0 x 5'0			x	8			

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

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



Active **68 12677 63 AVENUE** Residential Attached
R3089342 **Surrey** **\$719,900 (LP)**
 Board: F **Panorama Ridge** (SP) 
 Townhouse **V3X 3T3**



Sold Date: If new,GST/HST inc?: Original Price: **\$719,900**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2005**
 Frontage(feet): **0.00** Bathrooms: **4** Age: **21**
 Frontage(metres): Full Baths: **2** Zoning: **CD**
 Depth / Size (ft.): **0.00** Half Baths: **2** Gross Taxes: **\$3,204.58**
 Sq. Footage: **0.00** P.I.D.: **026-478-668** For Tax Year: **2025**
 Flood Plain: **No** Tax Inc. Utilities?: **No**
 View: **No** Tour:
 Complex / Subdiv: **Sunridge Estates**
 First Nation
 Services Connctd: **Electricity, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey, End Unit** Total Parking: **2** Covered Parking: **2** Parking Access:
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Vinyl, Wood** Dist. to Public Transit: **3 blocks** Dist. to School Bus: **3 blocks**
 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, Carpet**
 Outdoor Area: **Balcony(s), Fenced Yard** R.I. Plumbing:
 Type of Roof: **Asphalt**

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

Amenities: **Playground**
 Site Influences: **Shopping Nearby**
 Features:

Finished Floor (Main): **755** Units in Development: Tot Units in Strata: **82** Locker: **No**
 Finished Floor (Above): **736** Exposure: **North** Storeys in Building: **3**
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Pacific Quorum** Mgmt. Co's #: **604-685-3828**
 Finished Floor (Below): **0** Maint Fee: **\$378.00** Council/Park Apprv?: **No**
 Finished Floor (Basement): **348** Maint Fee Includes: **Gardening, Management, Snow removal**
 Finished Floor (Total): **1,839 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,839 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest.**

Suite: **None** Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 Basement: **Fully Finished** # or % of Rentals Allowed: **100%**
 Crawl/Bsmt. Ht: # of Levels: **3** Short Term (<1yr)Rnt/Lse Alwd?: **No**
 # of Kitchens: **1** # of Rooms: **12** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'3 x 9'0	Above	Bedroom	10'5 x 9'4	1	Main	2	No
Main	Living Room	18'0 x 16'6	Above	Laundry	4'5 x 3'0	2	Above	3	Yes
Main	Dining Room	16'6 x 10'5	Bsmt	Bedroom	10'5 x 18'6	3	Above	4	No
Main	Kitchen	17'4 x 9'5	Bsmt	Utility	6'3 x 4'11	4	Bsmt	2	No
Main	Family Room	10'5 x 10'0			x	5			No
Above	Primary Bedroom	15'6 x 12'0			x	6			No
Above	Walk-In Closet	7'0 x 6'4			x	7			No
Above	Bedroom	11'5 x 9'3			x	8			No

Listing Broker(s): **RE/MAX 2000 Realty**

Foreclosure, Handyman special! Rare end-unit townhouse offering 4 bedrooms and 4 bathrooms with a fully fenced yard—ideal for families or investors. Open-concept main floor with a functional layout. Double garage plus excellent visitor parking. Located directly across from a park and steps to the playground within the complex. Just 3 blocks to elementary school and transit. The basement offers flexibility as a 4th bedroom or rec room with a convenient 2-piece bath. This is a foreclosure sale offering excellent potential to renovate and add value in a prime family-friendly location. Court order Sale. Please have Schedule A accompany all offers. AS is Where is. Subject to court approval. minimum 24 HRS for showings.



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

Active **113 2228 162 STREET** Residential Attached
R3082526 South Surrey White Rock **\$738,000 (LP)**
Board: F Grandview Surrey (SP)
Townhouse V3Z 6P4



Sold Date: If new,GST/HST inc?: Original Price: **\$738,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2013**
Frontage(feet): Bathrooms: **3** Age: **13**
Frontage(metres): Full Baths: **2** Zoning: **CD**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,098.91**
Sq. Footage: **0.00** For Tax Year: **2025**
Flood Plain: P.I.D.: **029-181-011** Tax Inc. Utilities?:
View: : Tour: **Virtual Tour URL**
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** Total Parking: **2** Covered Parking: **2** Parking Access:
Construction: **Frame - Wood** Parking: **Grg/Double Tandem**
Exterior: **Mixed** Dist. to Public Transit:
Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Dist. to School Bus:
Renovations: Property Disc.: **No**
of Fireplaces: **0** R.I. Fireplaces: **0** Fixtures Leased: **No**
Fireplace Fuel: Reno. Year:
Fuel/Heating: **Baseboard, Electric** Rain Screen:
Outdoor Area: **Sundeck(s)** Metered Water:
Type of Roof: **Fibreglass** R.I. Plumbing:
Fixtures Rmvd: **No**
Floor Finish:

Legal: **STRATA LOT 2, PLAN EPS1295, SECTION 13, 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 V**

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

Site Influences:
Features:

Finished Floor (Main): 568	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 568	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$381.08	Council/Park Apprv?:	
Finished Floor (Basement): 70	Maint Fee Includes: Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,206 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.	# of Pets:	Cats: Dogs:
Unfinished Floor: 0	Restricted Age:		
Grand Total: 1,206 sq. ft.	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht: # of Levels: 3			
# of Kitchens: 1 # of Rooms: 7			

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

Listing Broker(s): **Johnston Meier Insurance Agencies & Realty**

Located in The Breeze community by award-winning developer Adera, this 3-bedroom, 3-bathroom townhouse is situated in South Surrey. The main floor offers 9-foot ceilings, a 2 piece power room, and an open-concept layout that provides functional living and entertaining space. A large deck extends the main level and is well suited for outdoor dining and barbecuing. Upstairs features three bedrooms, including the primary bedroom with a walk-through closet and private ensuite. The home is well built with modern finishes and practical design, making it suitable for families. Owners also have access to the West Coast Club, which includes a recreation lounge with a pool table, a fitness centre, and a sauna.

Active **TH10 10388 133 STREET** Residential Attached
R3094797 North Surrey **\$748,000 (LP)**
 Board: F Whalley **(SP)**
 Townhouse V3T 0R2



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$748,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2021**
 Frontage(feet): Bathrooms: **3** Age: **5**
 Frontage(metres): Full Baths: **2** Zoning: **MP**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,042.31**
 Sq. Footage: **0.00** For Tax Year: **2025**
 Flood Plain: **No** P.I.D.: **031-392-237** Tax Inc. Utilities?: **No**
 View: **No** Tour:
 Complex / Subdiv: **LINEA**
 First Nation
 Services Connctd: **Electricity, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey** Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Construction: **Concrete** Parking: **Garage; Double, Garage; Underground, Visitor Parking**
 Exterior: **Aluminum** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Renovations: Reno. Year: Fixtures Leased: **:**
 # of Fireplaces: R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **Yes: OWNER HAS THE RIGHT TO REMOVE APPLIANCES**
 Fireplace Fuel: Metered Water:
 Fuel/Heating: **Heat Pump** R.I. Plumbing:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Floor Finish:
 Type of Roof: **Tar & Gravel**

Legal: **STRATA LOT 9, BLOCK 5N, PLAN EPS7143, 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: **Air Cond./Central, Club House, Garden, In Suite Laundry**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, Dishwasher, Oven - Built In, Range Top, Refrigerator, Sprinkler - Fire**

Finished Floor (Main): 562	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 615	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 254	Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$950.00	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Management, Recreation Facility, Sewer, Water		
Finished Floor (Total): 1,431 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,431 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: 3	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	Living Room	14' x 12'			x	1	Main	2	No
Main	Dining Room	9' x 5'			x	2	Above	3	Yes
Main	Kitchen	12' x 11'			x	3	Above	3	No
Above	Primary Bedroom	12' x 9'			x	4			
Above	Bedroom	12' x 8'			x	5			
Above	Bedroom	7' x 8'			x	6			
Abv Main 2	Recreation Room	12' x 9'			x	7			
					x	8			

Listing Broker(s): **TRG The Residential Group Downtown Realty**

LINEA—A rare collection of 15 exclusive concrete city townhomes in the heart of Surrey's vibrant City Centre. This sophisticated 3-level residence features an expansive rooftop terrace adjoining the family room, plus a private garden patio perfect for BBQs and outdoor entertaining. The thoughtfully designed interior showcases 8'8" ceilings on the main floor, upscale finishes, and LED lighting throughout. Modern comforts include a high-efficiency heat pump for heating and AC, wireless smart thermostats, and a gourmet kitchen with Blomberg - Fulgor Milano appliances and a large French door fridge. Residents enjoy over 14,000 sf of world-class indoor and outdoor amenity space. This home includes 2 full-sized tandem parking stalls.



Active **208 13900 HYLAND ROAD** Residential Attached
R3077560 Surrey **\$753,000 (LP)**
 Board: F East Newton
 Townhouse V3W 1K4 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$796,500**
 Meas. Type: Bedrooms: **4** Approx. Year Built: **1993**
 Frontage(feet): Bathrooms: **4** Age: **33**
 Frontage(metres): Full Baths: **3** Zoning: **RM-15**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,637.82**
 Sq. Footage: **0.00** For Tax Year: **2025**
 Flood Plain: P.I.D.: **018-019-471** Tax Inc. Utilities?: **No**
 View: **Yes : GREENSPACE** Tour:
 Complex / Subdiv: **HYLAND GROVE**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Single, Open**
 Exterior: **Brick** 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:
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
 Outdoor Area: **Balcony(s), Patio(s)**
 Type of Roof: **Asphalt** Floor Finish: **Laminate, Tile, Carpet**

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

Amenities: **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:
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	# 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 # of Rooms: 12			

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	Above	4	Yes
Main	Dining Room	11'7 x 9'2	Bsmt	Family Room	10'3 x 15'8	3	Above	3	No
Main	Eating Area	8'2 x 6'1	Bsmt	Laundry	15'3 x 7'2	4	Bsmt	3	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**

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

Active **45 12711 64 AVENUE** Residential Attached
R3092512 Surrey **\$799,000** (LP)
 Board: F West Newton (SP)
 Townhouse V3W 1X1



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

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

Legal: **STRATA LOT 32, PLAN BCS592, SECTION 18, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): 755	Units in Development:	Tot Units in Strata: 131	Locker:
Finished Floor (Above): 774	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dwell Property Management	Mgmt. Co's #: 604-821-2999	
Finished Floor (Below): 421	Maint Fee: \$452.47	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Management		
Finished Floor (Total): 1,950 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Grand Total: 1,950 sq. ft.	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes

Suite: **None**
 Basement: **Part**
 Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **9**
 Short Term (<1yr)Rnt/Lse Alwd?:
 Short Term Lse-Details:

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

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

Court order Sale, 3 levels, 4 bedrooms, 3 baths, end unit, double garage, private back yard, central location.



Active **R3067207** **4908 13495 CENTRAL AVENUE** Residential Attached
Board: F North Surrey **\$799,000** (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: **8**
Frontage(metres): Full Baths: **2** Zoning: **CD**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,055.38**
Sq. Footage: **0.00** For Tax Year: **2025**
Flood Plain: **No** P.I.D.: **030-458-285** Tax Inc. Utilities?: **No**
View: **Yes :Ocean, mountains, Vancouver DT** Tour:
Complex / Subdiv: **3 CIVIC - HOTEL PLAZA**
First Nation
Services Connctd: **Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

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

Features:

Finished Floor (Main): **1,050**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,050 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,050 sq. ft.**
Units in Development:
Exposure:
Mgmt. Co's Name: **AWM Alliance Real Estate Group**
Mgmt. Co's #: **604-685-3227**
Maint Fee: **\$703.00**
Council/Park Apprv?:
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal**
Tot Units in Strata: **349** Locker:
Storeys in Building: **51**
Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

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

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

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

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



Active **R3094194** **13 14057 60A AVENUE** Residential Attached
Board: F **\$825,000** (LP)
Townhouse Sullivan Station **(SP)**



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$825,000**
Meas. Type: Bedrooms: **4** Approx. Year Built: **2017**
Frontage(feet): Bathrooms: **4** Age: **9**
Frontage(metres): Full Baths: **3** Zoning: **CD**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,701.92**
Sq. Footage: **0.00** For Tax Year: **2025**
Flood Plain: P.I.D.: **030-369-801** Tax Inc. Utilities?: **No**
View: **Yes : MOUNTAIN** Tour:
Complex / Subdiv:
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Slab**
Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Rooftop Deck**
Type of Roof: **Asphalt**

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

Legal: **STRATA LOT 69, PLAN EPS3861, SECTION 9, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry, Storage**

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

Features:

Finished Floor (Main): 711	Units in Development: 89	Tot Units in Strata: 89	Locker:
Finished Floor (Above): 792	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: ASCENT PROPERTY MANAGEMENT	Mgmt. Co's #: 604-431-1800	
Finished Floor (Below): 281	Maint Fee: \$350.35	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal		
Finished Floor (Total): 1,784 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,784 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		

Suite: **None** Restricted Age: # of Pets: Cats: Dogs:
Basement: **Fully Finished** # 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	Foyer	0'0 x 0'0			x	1	Main	2	No
Main	Kitchen	0'0 x 0'0			x	2	Above	4	Yes
Main	Living Room	0'0 x 0'0			x	3	Above	4	No
Main	Family Room	0'0 x 0'0			x	4	Below	3	Yes
Above	Primary Bedroom	0'0 x 0'0			x	5			
Above	Bedroom	0'0 x 0'0			x	6			
Above	Bedroom	0'0 x 0'0			x	7			
Below	Bedroom	0'0 x 0'0			x	8			

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

Calling all renovators! This spacious corner unit at Summit in Sullivan Station has 1,784+ sqft of living space and a layout that really works. The main floor has an open kitchen and dining area that flows into a sunken living room with soaring ceilings—lots of room for everyday living or entertaining. Upstairs, you'll find three bedrooms, including a roomy primary with a big ensuite, plus another full bath. Downstairs has a bonus bedroom/flex space with its own ensuite -- perfect for guests, teens, or a home office. A spacious rooftop patio catches mountain and city views, and parking is a breeze with a side-by-side garage. With TLC and a little vision, this townhome is a knockout opportunity in a central location.

Active
R3087547

121 13898 64 AVENUE

Residential Attached

Board: F
Townhouse

Surrey
Sullivan Station
V3W 1L6

\$830,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$830,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 4	Age: 6
Frontage(metres):	Full Baths: 3	Zoning: MF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,634.71
Sq. Footage:		For Tax Year: 2025
Flood Plain: No	P.I.D.: 030-934-206	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Carport & Garage**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 71, 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:
Features:

Finished Floor (Main): **645**
Finished Floor (Above): **686**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **258**
Finished Floor (Total): **1,589 sq. ft.**
Unfinished Floor: **459**
Grand Total: **2,048 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$303.02**
Maint Fee Includes: **Garbage Pickup, Management, Water**

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

Locker:

Suite:
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **8**

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

of Pets: **2**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	14'1 x 11'			x	1	Main	2	No
Main	Den	11' x 8'6			x	2	Above	3	Yes
Main	Living Room	18' x 16'5			x	3	Above	3	No
Above	Primary Bedroom	11' x 12'			x	4	Bsmt	3	No
Above	Bedroom	11' x 8'8			x	5			
Above	Bedroom	12'4 x 9'			x	6			
Bsmt	Bedroom	10'9 x 10'3			x	7			
Bsmt	Foyer	10' x 5'			x	8			

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

Court-Ordered Sale- Don't miss this rare opportunity to own a 4-bed, 4-bath townhome at Panorama West Coast, offered for sale under court order. This modern, move-in-ready home features a custom fireplace wall, crown moulding, recessed lighting, and a bright open layout with large windows. The kitchen includes stainless steel appliances, maple shaker cabinets, quartz countertops, and track lighting. A ground4level bedroom with a 3-piece bath is ideal for guests or extended family. Serious buyers please.

Active
R3069200

31 16511 WATSON DRIVE

Residential Attached

Board: F
Townhouse

Surrey
Fleetwood Tynehead
V4N 6T7

\$850,000 (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: 6
Frontage(metres):	Full Baths: 2	Zoning: RM30
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,555.82
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-284-574	Tax Inc. Utilities?: No
View: Yes : Peekaboo Mountains on Rooftop		Tour: Virtual Tour URL
Complex / Subdiv: Fleetwood Point		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

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

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

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

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

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

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

Locker: **No**

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

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

of Pets: **2**

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

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

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

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

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

eXp Realty of Canada Inc.

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



Active
R3084729

32 13918 58 AVENUE

Residential Attached

Board: F
Townhouse

Surrey
Panorama Ridge
V3X 3N8

\$879,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$879,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1999
Frontage(feet):	Bathrooms: 4	Age: 27
Frontage(metres):	Full Baths: 3	Zoning: CD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,780.82
Sq. Footage: 0.00	P.I.D.: 024-864-277	For Tax Year: 2025
Flood Plain:	View: No	Tax Inc. Utilities?:
Complex / Subdiv: Alder Park	First Nation	Tour:
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **2** 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: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

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), Fenced Yard**
Type of Roof: **Asphalt**

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

Legal: **STRATA LOT 32, PLAN LMS4005, 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 1 OR V, AS APPROPRIATE**

Amenities: **None**

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

Finished Floor (Main): **781**
Finished Floor (Above): **850**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **789**
Finished Floor (Total): **2,420 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,420 sq. ft.**

Units in Development: **74**
Exposure: **Southwest**
Mgmt. Co's Name: **Hugh & McKinnon**
Maint Fee: **\$521.57**
Maint Fee Includes: **Gardening, Management, Snow removal**

Tot Units in Strata: **74** Locker: **No**
Storeys in Building: **2**
Mgmt. Co's #:
Council/Park Apprv?:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	19'7 x 11'9	Below	Bedroom	19'4 x 11'3	1	Main	2	No
Main	Dining Room	14'1 x 10'11			x	2	Above	4	Yes
Main	Kitchen	11'5 x 9'4			x	3	Above	3	No
Main	Foyer	6'10 x 3'7			x	4	Below	3	No
Above	Primary Bedroom	20'4 x 12'			x	5			
Above	Bedroom	11'4 x 10'1			x	6			
Above	Bedroom	15'9 x 11'6			x	7			
Below	Recreation Room	19'4 x 11'0			x	8			

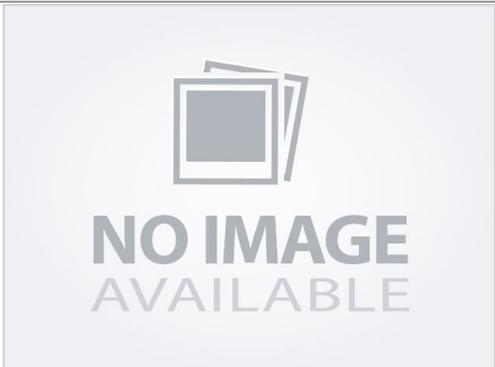
Listing Broker(s): **Sutton Group-West Coast Realty**

Sutton Group-West Coast Realty

Corner unit townhome offering over 2,300 sq ft of living space. This bright home features 4 bedrooms, 4 bathrooms, a fully finished basement and a private yard. The main living area includes vaulted ceilings and a gas fireplace. The kitchen has a breakfast bar and opens to the family room, making it functional for everyday living and entertaining. Upstairs includes a primary bedroom with ensuite and walk through closet, plus two additional bedrooms. The finished basement offers a fourth bedroom and a large recreation room suitable for a playroom, office, or media space. Large double side-by-side garage. Complex amenities include a children's play area and a community centre.



Active **47 5867 129 STREET** Residential Attached
R3095993 Surrey **\$890,000 (LP)**
 Board: F Panorama Ridge (SP)
 Townhouse V3X 0J4



Sold Date: If new,GST/HST inc?: Original Price: **\$890,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2017**
 Frontage(feet): Bathrooms: **4** Age: **9**
 Frontage(metres): Full Baths: **3** Zoning: **RM30**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,855.40**
 Sq. Footage: **0.00** P.I.D.: **030-439-612** For Tax Year: **2025**
 Flood Plain: View: **No** Tax Inc. Utilities?: **No**
 View: **No** Tour:
 Complex / Subdiv: **Panorama Mews**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Legal: **STRATA LOT 55, PLAN EPS4389, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**
 Site Influences: **Central Location**
 Features:

Finished Floor (Main): 729	Units in Development: 80	Tot Units in Strata: 3	Locker: No
Finished Floor (Above): 801	Exposure: East	Stores in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: City Base Mgmt	Mgmt. Co's #: 604-708-8998	
Finished Floor (Below): 302	Maint Fee: \$269.88	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Other		
Finished Floor (Total): 1,832 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Grand Total: 1,832 sq. ft.	Restricted Age: # of Pets: 1		Cats: Yes Dogs: Yes
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: 9			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	8' x 14'10	Below	Bedroom	11'7 x 9'5	1	Main	2	No
Main	Family Room	9'7 x 18'			x	2	Above	4	Yes
Main	Dining Room	9'2 x 7'8			x	3	Below	4	Yes
Main	Living Room	18'8 x 10'9			x	4	Above	4	No
Above	Primary Bedroom	13'5 x 12'			x	5			
Above	Bedroom	9' x 13'7			x	6			
Above	Bedroom	9'3 x 9'2			x	7			
Above	Laundry	5' x 8'			x	8			

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

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

Active
R3087025
Board: F
Apartment/Condo

804 1500 MARTIN STREET
South Surrey White Rock
White Rock
V4B 0C2

Residential Attached
\$891,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$920,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 2	Age: 4
Frontage(metres):	Full Baths: 2	Zoning: CR-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,493.59
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-645-682	Tax Inc. Utilities?:
View: Yes :CITY AND OCEAN		Tour: Virtual Tour URL
Complex / Subdiv: FOSTER MARTIN		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Corner Unit, Upper Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Lane
Construction: Concrete Frame	Parking: Garage; Underground		
Exterior: Concrete	Dist. to Public Transit: CLOSE		Dist. to School Bus: CLOSE
Foundation: Concrete Perimeter	Title to Land: Freehold Strata		
Renovations:	Property Disc.: No		
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Gas - Natural	Reno. Year:		
Fuel/Heating: Other	Rain Screen:		
Outdoor Area: Balcony(s)	Metered Water:		
Type of Roof: Other	R.I. Plumbing:		
	Fixtures Leased: : SOLD AS IS AT TIME OF POSSESSION		
	Fixtures Rmvd: No : SOLD AS IS AT TIME OF POSSESSION		
	Floor Finish: Hardwood, Tile		

Legal: **STRATA LOT 36 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7665 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Concierge**

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

Features:

Finished Floor (Main): 1,119	Units in Development:	Tot Units in Strata: 120	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 24	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$716.16	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 1,119 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,119 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		

Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes	Dogs: Yes
Basement: None	# or % of Rentals Allowed:			
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	Foyer	5'6 x 4'2			x	1	Main	4	No
Main	Living Room	15'9 x 10'9			x	2	Main	5	No
Main	Dining Room	7' x 6'			x	3			
Main	Den	7'6 x 7'			x	4			
Main	Kitchen	13'2 x 10'3			x	5			
Main	Primary Bedroom	14'11 x 13'6			x	6			
Main	Bedroom	11' x 9'2			x	7			
Main	Laundry	5' x 2'8			x	8			

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

WOW!!! Prime FOSTER MARTIN THE LANDMARK by Landmark Premiere Properties. Prime upscale residences in beautiful White Rock. Wake up to the crisp seaside air, in the evenings take in the ocean view from the balcony. Prime location close to transit, shopping, restaurants, entertainment venues, and recreation or walk down to the pier and enjoy the ocean with summer concert series. Layout has engineered hardwood floors, beautiful open kitchen with an enormous island and access to a balcony, primary bedroom offers a spa like ensuite with heated floors, deep tub and corner glass shower, den with glass walls for that home office or study area, living room with cozy gas fireplace and ocean view. This unit offers elegance. Amenities include pool, gym, recreation room, hot tub, sauna and concierge.



Active **R3072533** **30 12635 63 AVENUE ROAD** Residential Attached
Board: F **\$892,400 (LP)**
Townhouse **V3X 1T9** (SP)



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

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

Legal: **STRATA LOT 11 SECTION 7 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9283 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

Finished Floor (Main): 705	Units in Development:	Tot Units in Strata:	Locker: No
Finished Floor (Above): 730	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: ECM Strata Management Ltd	Mgmt. Co's #:	
Finished Floor (Below): 239	Maint Fee: \$295.44	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Snow removal		
Finished Floor (Total): 1,674 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Grand Total: 1,674 sq. ft.	Restricted Age:	# of Pets: 2	Cats: Dogs:
Suite:	# 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: 2	# of Rooms: 10		

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

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

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



Active **95 15778 85 AVENUE** Residential Attached
R3074552 Surrey **\$899,000 (LP)**
 Board: F Fleetwood Tynehead (SP) 
 Townhouse V4N 6W8



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

Style of Home: **3 Storey** Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Mixed, Vinyl** 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: R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **Yes: Court ordered sale**
 Fireplace Fuel: Metered Water:
 Fuel/Heating: **Electric** R.I. Plumbing:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt** Floor Finish:

Legal: **STRATA LOT 95, PLAN EPS7681, SECTION 26, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

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

Features:

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

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

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

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
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Active
R3093688

13127 BALLOCH DRIVE

Residential Attached

Board: F
1/2 Duplex

Surrey
Queen Mary Park Surrey
V3V 6Y2

\$929,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$929,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1977
Frontage(feet): 107.00	Bathrooms: 2	Age: 49
Frontage(metres): 32.61	Full Baths: 1	Zoning: R2
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$7,675.66
Sq. Footage: 5,671.00	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: Virtual Tour URL
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**

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

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

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

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

Amenities: **None**

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

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

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

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

Locker:

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

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

of Pets: Cats: Dogs:

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

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

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

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
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Active
R3093698

13125 BALLOCH DRIVE

Residential Attached

Board: F
1/2 Duplex

Surrey
Queen Mary Park Surrey
V3V 6Y2

\$999,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$999,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1977
Frontage(feet): 107.00	Bathrooms: 5	Age: 49
Frontage(metres): 32.61	Full Baths: 4	Zoning: R2
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$7,675.66
Sq. Footage: 5,671.00	P.I.D.: 001-550-969	For Tax Year: 2025
Flood Plain:	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**

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		
Unfinished Floor: 0	Restricted Age:	# of Pets:	Cats: Dogs:
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.