



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3007363**  
Board: F  
Apartment/Condo

**218 10221 133A STREET**

North Surrey  
Whalley  
V3T 5J8

Residential Attached

**\$349,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$385,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>1982</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>43</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>MF</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,737.44</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>002-034-565</b>	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: <b>Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

Legal: **STRATA LOT 26, PLAN NWS1834, SECTION 27, RANGE 2W, BLOCK 5 NORTH, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Garden, Independent living, Shared Laundry, Wheelchair Access**

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

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

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

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

Locker:

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

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

# of Pets:

Cats:

Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'1 x 13'9			x	1	Main	4	No
Main	Kitchen	10'5 x 7'8			x	2			
Main	Dining Room	12'1 x 9'0			x	3			
Main	Primary Bedroom	12'9 x 10'6			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

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



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**Active**  
**R3019973**  
Board: F  
Apartment/Condo

**611 13750 100 AVENUE**

North Surrey  
Whalley  
V3T 0L3

Residential Attached

**\$358,800** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$369,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>2016</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>1</b>	Age: <b>9</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>1</b>	Zoning: <b>CD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,761.37</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>030-010-039</b>	For Tax Year: <b>2024</b>
Flood Plain: <b>No</b>	View: <b>No</b>	Tax Inc. Utilities?: <b>No</b>
Complex / Subdiv: <b>Park Avenue</b>	Services Connctd: <b>Electricity</b>	Tour:
First Nation	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground, 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: **Laminate**

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

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'7 x 5'4			x	1	Main	4	No
Main	Living Room	10' x 13'			x	2			No
Main	Bedroom	8'6 x 7'6			x	3			No
Main	Walk-In Closet	6'1 x 4'3			x	4			No
		x			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	8			No

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

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



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**Active**  
**R3030905**  
Board: F  
Apartment/Condo

**406 10088 148 STREET**

North Surrey  
Guildford  
V3R 3M9

Residential Attached

**\$484,800** (LP)

(SP)



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

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

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

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

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

Legal: **STRATA LOT 408, BLOCK 5N, PLAN LMS921, SECTION 29, RANGE 1W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

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

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

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

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

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

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



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**Active**  
**R3015028**

**106 5888 144 STREET**

Residential Attached

Board: F  
Townhouse

Surrey  
Sullivan Station  
V3X 0G8

**\$774,500** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$774,500</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>2013</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>12</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RES</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,513.50</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>029-280-826</b>	Tax Inc. Utilities?:
View: <b>No</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>One44</b>		
First Nation:		
Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

Legal: **STRATA LOT 37, PLAN EPS1859, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

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

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

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

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

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

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

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

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

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



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**Active**  
**R3032260**

**68 12677 63 AVENUE**

Residential Attached

Board: F  
Townhouse

Surrey  
Panorama Ridge  
V3X 3T3

**\$819,000** (LP)

(SP)



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

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

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

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

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

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

Amenities: **In Suite Laundry, Playground**

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

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

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

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

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

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

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

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

**Woodhouse Realty**

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



Presented by:  
**Mylyne Santos PREC\***

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**Active** **7 8676 158 STREET** Residential Attached  
**R3003795** Surrey **\$841,000 (LP)**  
 Board: F Fleetwood Tynehead V4N 5W3 (SP)



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

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

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

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

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

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

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

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



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**Active** **58 15235 SITKA DRIVE** Residential Attached  
**R2971869** Surrey **\$849,000 (LP)**  
Board: F Fleetwood Tynehead V3S 0A9 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$1,090,900**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2022**  
Frontage(feet): **0.00** Bathrooms: **3** Age: **3**  
Frontage(metres): **0.00** Full Baths: **3** Zoning: **RES**  
Depth / Size (ft.): **0** Half Baths: **0** Gross Taxes: **\$3,494.00**  
Sq. Footage: **0.00** P.I.D.: **031-710-867** For Tax Year: **2024**  
Flood Plain: View: **Yes : GREENSPACE** Tax Inc. Utilities?:  
Complex / Subdiv: **WOOD AND WATER** Tour:  
First Nation Services Connctd: **Electricity, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit** Total Parking: **3** Covered Parking: **3** Parking Access: **Front**  
Construction: **Frame - Wood** Parking: **Garage; Double**  
Exterior: **Vinyl** 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 WHERE IS AT TIME OF POSSESSION**  
# of Fireplaces: **0** R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **No : SOLD AS IS WHERE IS AT TIME OF POSSESSION**  
Fireplace Fuel: Metered Water: Floor Finish: **Laminate, Wall/Wall/Mixed, Carpet**  
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Legal: **STRATA LOT 104 SECTION 23 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS6690 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Exercise Centre, Playground**

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

Finished Floor (Main): <b>1,112</b>	Units in Development: <b>146</b>	Tot Units in Strata: <b>146</b>	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>West</b>	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>AWM</b>	Mgmt. Co's #: <b>604-639-2190</b>	
Finished Floor (Below): <b>589</b>	Maint Fee: <b>\$575.13</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Gardening, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>1,701 sq. ft.</b>			
Unfinished Floor: <b>0</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest.</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Grand Total: <b>1,701 sq. ft.</b>	Restricted Age:		
Suite: <b>None</b>	# or % of Rentals Allowed:		
Basement: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
Crawl/Bsmt. Ht: # of Levels: <b>2</b>	Short Term Lse-Details:		
# of Kitchens: <b>1</b>	# of Rooms: <b>10</b>		

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

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

**WOW!! Beautiful 1/2 duplex style home located in the popular WOOD AND WATER complex. Built by Anthem -lots of nice features. This large unit boasting a location second to none, siding onto a greenspace and backing onto a grassy area. The versatile layout offers many features. The main floor offers good sized bedrooms with the primary bedroom having a walk-in-closet and a 3pc. en-suite with a large stand up shower for two. The bright and open kitchen features a large centre island and has a walk out to a level/fenced yard which is perfect for taking the kids or the dog for a play in the greenspace. There is a dining area, a large family area-ideal for family time and dinners. Lower level offers a bedroom with cheater en-suite bath (perfect for guests or the in-laws), den/office space.**



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**Active** **128 13898 64 AVENUE** Residential Attached  
**R3030949** Board: F **\$859,900 (LP)**  
 Townhouse Sullivan Station V3W 1L6 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$859,900**  
 Meas. Type: Bedrooms: **4** Approx. Year Built: **2018**  
 Frontage(feet): Bathrooms: **4** Age: **7**  
 Frontage(metres): Full Baths: **3** Zoning: **MF**  
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,593.16**  
 Sq. Footage: **0.00** For Tax Year: **2024**  
 Flood Plain: P.I.D.: **030-934-133** Tax Inc. Utilities?: **No**  
 View: : Tour:  
 Complex / Subdiv: First Nation  
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey** Total Parking: **1** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Frame - Wood, Other** Parking: **Carport & Garage, Garage, Single, Visitor Parking**  
 Exterior: **Fibre Cement Board, Other** Dist. to Public Transit: Dist. to School Bus:  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Renovations: Fixtures Leased: **Yes: Court Ordered Sale. Foreclosure**  
 # of Fireplaces: **1** R.I. Fireplaces: Reno. Year: Rain Screen: Fixtures Rmvd: **Yes: Court Ordered Sale. Foreclosure**  
 Fireplace Fuel: **Other** Metered Water: Floor Finish: **Other**  
 Fuel/Heating: **Other** R.I. Plumbing:  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt, Other**

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

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

Finished Floor (Main): <b>682</b>	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): <b>730</b>	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>TML Mngement Group Ltd.</b>	Mgmt. Co's #:	
Finished Floor (Below): <b>266</b>	Maint Fee: <b>\$319.98</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Gardening, Management, Recreation Facility, Sewer, Snow removal, Water</b>		
Finished Floor (Total): <b>1,678 sq. ft.</b>			
Unfinished Floor: <b>0</b>	Bylaws Restrictions: <b>Rentals Allowed</b>	# of Pets:	Cats: Dogs:
Grand Total: <b>1,678 sq. ft.</b>	Restricted Age:		
Suite: <b>None</b>	# or % of Rentals Allowed:		
Basement: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
Crawl/Bsmt. Ht: # of Levels: <b>3</b>	Short Term Lse-Details:		
# of Kitchens: <b>1</b>	# of Rooms: <b>8</b>		

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

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

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



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**Active**  
**R2969344**

**67 12677 63 AVENUE**

Residential Attached

Board: F  
Townhouse

Surrey  
Panorama Ridge  
V3X 3T3

**\$885,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?: <b>No</b>	Original Price: <b>\$885,000</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>2005</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>20</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>CD</b>
Depth / Size (ft.):	Half Baths: <b>2</b>	Gross Taxes: <b>\$3,135.79</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain: <b>No</b>	P.I.D.: <b>026-478-650</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour:
Complex / Subdiv: <b>Sunridge Estates</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

Legal: **STRATA LOT 77, PLAN BCS903, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

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

Units in Development:  
Exposure: **South**  
Mgmt. Co's Name: **Pacific Quorum Properties**  
Maint Fee: **\$378.23**  
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata:  
Storeys in Building: **3** Locker:  
Mgmt. Co's #: **604-635-0260**  
Council/Park Apprv?:

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

# of Pets: Cats: Dogs:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18'9" x 13'1"			x	1	Main	2	No
Main	Kitchen	9'9" x 11'1"	Below	Bedroom	18' x 10'7"	2	Above	3	Yes
Main	Family Room	9'0" x 16'			x	3	Below	2	No
Main	Dining Room	9'9" x 8'3"			x	4			
		x			x	5			
Above	Primary Bedroom	12' x 13'			x	6			
Above	Bedroom	9'0" x 11'			x	7			
Above	Bedroom	9'9" x 11'			x	8			

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

**Court Order SAle, Sunridge Estate, corner unit, 4 bedrooms, 4 baths, double garage. Allow time for showings**



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**Active**  
**R2971031**

Board: F  
1/2 Duplex

**13464 69 AVENUE**

Surrey  
West Newton  
V3W 8G8

Residential Attached

**\$949,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$1,099,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1982</b>
Frontage(feet): <b>39.00</b>	Bathrooms: <b>3</b>	Age: <b>43</b>
Frontage(metres): <b>11.89</b>	Full Baths: <b>2</b>	Zoning: <b>R2</b>
Depth / Size (ft.): <b>126</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,107.01</b>
Sq. Footage: <b>5,005.00</b>	P.I.D.: <b>002-116-651</b>	For Tax Year: <b>2024</b>
Flood Plain:	View: :	Tax Inc. Utilities?: <b>No</b>
Complex / Subdiv:	Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>	Tour:
First Nation:	Sewer Type: <b>City/Municipal</b>	
	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

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

Legal: **STRATA LOT 2, PLAN NWS1919, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **In Suite Laundry**

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

Finished Floor (Main):	<b>1,340</b>
Finished Floor (Above):	<b>667</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>2,007 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>2,007 sq. ft.</b>

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

Tot Units in Strata:  
Storeys in Building: **2**  
Locker:  
Mgmt. Co's #:  
Council/Park Apprv?:

Suite: **Unauthorized Suite**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **2** # of Rooms: **12**

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

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'3 x 14'9	Main	Bedroom	8'7 x 18'9	1	Main	2	No
Main	Dining Room	11'3 x 8'1	Above	Primary Bedroom	11'10 x 12'6	2	Main	3	No
Main	Kitchen	8'4 x 9'9	Above	Bedroom	9'7 x 9'7	3	Main	3	No
Main	Family Room	15'1 x 9'9	Above	Bedroom	9'5 x 9'9	4			
Main	Utility	8'5 x 5'8			x	5			
Main	Storage	9'4 x 19'6			x	6			
Main	Living Room	7'11 x 9'6			x	7			
Main	Kitchen	11'6 x 8'9			x	8			

Listing Broker(s): **RE/MAX Real Estate Services**

**Enjoy the benefits of half-duplex living with no strata fees or restrictions! Situated on a 5,000 sqft lot, this 2,000 sqft home offers a bright and open living/dining area, a comfortable family room, and a stylish kitchen. Upstairs, you'll find three generously sized bedrooms, including a primary with a walk-in closet. On the main floor there is a separate one-bedroom suite which can be an excellent mortgage helper. The fully fenced backyard is ideal for entertaining, and there's ample parking in the driveway and on the street. Conveniently located near Schools, Public Transit, Recreation and Shopping. Come check this home out!**



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**Active**  
**R3028881**

Board: F  
Townhouse

**43 2350 165 STREET**

Surrey  
Sullivan Station  
V3Z 1J9

Residential Attached

**\$975,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$975,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2024</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>3</b>	Age: <b>1</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>2</b>	Zoning: <b>RES</b>
Depth / Size (ft.): <b>0</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,757.88</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>032-188-889</b>	For Tax Year: <b>2025</b>
Flood Plain:	View: <b>No</b>	Tax Inc. Utilities?:
Complex / Subdiv: <b>THE LOOP</b>	First Nation	Tour:
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Garage; Double, Visitor Parking**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**  
Fixtures Rmvd: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**  
Floor Finish: **Laminate, Wall/Wall/Mixed, Carpet**

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

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

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

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

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

Tot Units in Strata: Locker: **No**  
Storeys in Building:  
Mgmt. Co's #: **604-248-0752**  
Council/Park Apprv?:

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

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

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

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

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