



Presented by:
Mylyne Santos PREC*

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



Active
R3074479

102 7036 133B STREET

Residential Attached

Board: F
Townhouse

Surrey
East Newton
V3W 7Z9

\$299,000 (LP)

(SP)



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**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **2** Covered Parking: Parking Access: **Side**
Parking: **Open, Visitor Parking**
Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**
Title to Land: **Leasehold prepaid-NonStrata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

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			x	7			
		x			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.



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Active
R3074344

102 10533 UNIVERSITY DRIVE

Residential Attached

Board: F
Apartment/Condo

North Surrey
Whalley
V3T 5T7

\$399,000 (LP)

(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	First Nation	Tour:
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Ground Level Unit, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No : SOLD AS IS AT TIME OF POSSESSION**
Fixtures Rmvd: **No : SOLD AS IS AT TIME OF POSSESSION**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Other**

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

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**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **651 sq. ft.**
Unfinished Floor: **0**
Grand Total: **651 sq. ft.**

Units in Development: **194** Tot Units in Strata: **194** Locker: **Yes**
Exposure: **West** Storeys in Building: **4**
Mgmt. Co's Name: **DORSET REALTY** Mgmt. Co's #: **604-270-1711**
Maint Fee: **\$369.78** Council/Park Apprv?: **No**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management**

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

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	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.



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Active
R3060561
Board: F
Apartment/Condo

908 13380 108 AVENUE

North Surrey
Whalley
V3T 0E7

Residential Attached

\$449,900 (LP)

(SP)



Court Date: January 9, 2026
Court Location: Court date New Westminster
Court, 651 Camarvon St, Court room 418
Court Time: Arrive before 9:45AM
Property Address: #908-13380 108 AVE,
Surrey BC

Sold Date:	If new,GST/HST inc?:	Original Price: \$449,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2010
Frontage(feet):	Bathrooms: 2	Age: 16
Frontage(metres):	Full Baths: 2	Zoning: MF
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,196.88
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 028-184-653	Tax Inc. Utilities?: No
View: Yes :City		Tour:
Complex / Subdiv: City Point		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Brick, Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Dist. to School Bus:

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

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **750**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **750 sq. ft.**
Unfinished Floor: **0**
Grand Total: **750 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Dwell Property management**
Maint Fee: **\$621.21**
Maint Fee Includes: **Caretaker, Gardening, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **457** Locker: **Yes**
Storeys in Building: **21**
Mgmt. Co's #: **604-821-2999**
Council/Park Apprv?:

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

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

of Pets: Cats: Dogs:

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

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

Court order sale. 2 bedroom and den, corner suite, private balcony, kitchen with quartz countertops. Building features fitness centre, community lounge, and concierge. easy to show call today Court date to approve sale January 9, 2026 New Westminster Court



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Mylyne & Associates
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http://www.mylyne.com
info@mylyne.com



Active
R3069121
Board: F
Apartment/Condo

406 10088 148 STREET

North Surrey
Guildford
V3R 3M9

Residential Attached

\$465,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$465,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2007
Frontage(feet):	Bathrooms: 2	Age: 19
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,284.04
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 027-051-226	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: Bloomsbury		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

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

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

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

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

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

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

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

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

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



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Mylyne & Associates
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Phone: 604-723-2000
http://www.mylyne.com
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Active
R3050902
Board: F
Apartment/Condo

913 13350 CENTRAL AVENUE

North Surrey
Whalley
V3T 0S1

Residential Attached

\$575,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$575,000
Meas. Type:	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	P.I.D.: 031-913-539	For Tax Year: 2025
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv: One Central	First Nation	Tour:
Services Connctd: Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Dist. to School Bus:

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

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

Site Influences:
Features:

Finished Floor (Main):	720
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	720 sq. ft.
Unfinished Floor:	0
Grand Total:	720 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name: **AWM Alliance Real Estate Group**
Maint Fee: **\$484.15**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**

Tot Units in Strata: **550** Locker:
Storeys in Building: **44**
Mgmt. Co's #: **604-685-3227**
Council/Park Apprv?:

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: **Separate Entry**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **4**

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

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

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



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Active
R3062255
Board: F
Apartment/Condo

201 12088 66 AVENUE

Surrey
West Newton
V3W 1Z9

Residential Attached

\$595,000 (LP)

(SP)



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	P.I.D.: 023-215-445	For Tax Year: 2025
Flood Plain: No	View: No	Tax Inc. Utilities?: No
Complex / Subdiv:	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water	Tour:
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Other**
Fuel/Heating: **Electric**
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:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:
Dist. to School Bus:

Legal: **STRATA LOT 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**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,137 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,137 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Hugh McKinnon**
Maint Fee: **\$559.83**
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-531-1909**
Council/Park Apprv?:

Locker:

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
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	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. OPEN HOUSE SUNDAY DECEMBER 14 from 2 to 4



Presented by:
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 Stonehaus Realty Corp.
 Phone: 604-723-2000
 http://www.mylyne.com
 info@mylyne.com



Active
R3057021

23 14285 64 AVENUE

Residential Attached

Board: F
 Townhouse

Surrey
 East Newton
 V3W 1Z2

\$699,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$779,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2015
Frontage(feet):	Bathrooms: 3	Age: 11
Frontage(metres):	Full Baths: 2	Zoning: RM 30
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,706.22
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 029-766-966	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: ARIA LIVING		
First Nation:		
Services Connctd: Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey, Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Mixed**
 Foundation: **Concrete Perimeter**

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

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

Dist. to School Bus:

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

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

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

Finished Floor (Main): 720	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 683	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 142	Maint Fee: \$277.13	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Management, Water		
Finished Floor (Total): 1,545 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,545 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1 # of Rooms: 8	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'5 x 15'10			x	1	Above	4	Yes
Main	Kitchen	13'0 x 8'0			x	2	Above	3	No
Main	Dining Room	12'9 x 9'0			x	3	Main	2	No
Main	Eating Area	10'0 x 8'0			x	4			No
Above	Primary Bedroom	11'0 x 11'11			x	5			No
Above	Bedroom	12'0 x 8'1			x	6			No
Above	Bedroom	13'11 x 7'11			x	7			No
Below	Foyer	10'10 x 4'10			x	8			No

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

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



Presented by:
Mylyne Santos PREC*

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



Active
R3073714

63 16318 82 AVENUE

Residential Attached

Board: F
Townhouse

Surrey
Fleetwood Tynehead
V4N 0N9

\$710,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$710,000
Meas. Type:	Bedrooms: 2	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**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl, Wood**
Foundation: **Concrete Perimeter**

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

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

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

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

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

Site Influences:
Features:

Finished Floor (Main): **670**
Finished Floor (Above): **778**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,448 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,448 sq. ft.**

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

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

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

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

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



Presented by:
Mylyne Santos PREC*

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



Active
R3074021

#68 12677 63 AVENUE

Residential Attached

Board: F
Townhouse

Surrey
Panorama Ridge
V3X 3T3

\$779,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$779,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2005
Frontage(feet): 0.00	Bathrooms: 4	Age: 21
Frontage(metres): 0.00	Full Baths: 2	Zoning: MF
Depth / Size (ft.):	Half Baths: 2	Gross Taxes: \$3,270.85
Sq. Footage: 0.00	P.I.D.: 026-478-668	For Tax Year: 2024
Flood Plain:	View: No	Tax Inc. Utilities?: No
Complex / Subdiv:	View: No	Tour:
First Nation:	Complex / Subdiv:	
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water	Complex / Subdiv:	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **STRATA LOT 78, PLAN BCS903, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT 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: **\$428.00**
Maint Fee Includes: **Gardening, Gas, Management**

Tot Units in Strata: **82** Locker:
Storeys in Building:
Mgmt. Co's #:
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*

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



Active
R3059042

Board: F
Townhouse

7 8676 158 STREET

Surrey
Fleetwood Tynehead
V4N 5W3

Residential Attached

\$839,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$839,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2008
Frontage(feet):	Bathrooms: 3	Age: 18
Frontage(metres):	Full Baths: 3	Zoning: RM-30
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,384.69
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 027-584-186	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** 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:

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

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

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

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

Finished Floor (Main): **646**
Finished Floor (Above): **645**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **230**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,521 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,521 sq. ft.**

Units in Development:
Exposure: **West**
Mgmt. Co's Name: **Dwell property mgmt.**
Maint Fee: **\$325.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Snow removal**

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

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age: # of Pets: **1** 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	Living Room	16'9 x 14'7			x	1	Main	3	No
Main	Kitchen	11'2 x 9'11			x	2	Above	3	Yes
Main	Dining Room	11'3 x 8'2			x	3	Above	3	No
Main	Primary Bedroom	14'0 x 10'7			x	4			No
Main	Bedroom	11'7 x 9'0			x	5			No
Main	Bedroom	10'3 x 8'11			x	6			No
Below	Den	14'6 x 8'10			x	7			No
					x	8			No

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

Century 21 Coastal Realty Ltd.

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



Presented by:

Mylyne Santos PREC*

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



Active
R3067207
Board: F
Apartment/Condo

4908 13495 CENTRAL AVENUE

North Surrey
Whalley
V3T 0K2

Residential Attached

\$839,500 (LP)

(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**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Add. Parking Avail., Garage Underbuilding, Visitor Parking**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**

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

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	Units in Development:	Tot Units in Strata: 349	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building: 51	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM Alliance Real Estate Group	Mgmt. Co's #: 604-685-3227	
Finished Floor (Below): 0	Maint Fee: \$703.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal		
Finished Floor (Total): 1,050 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,050 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Suite: None	Restricted Age:		
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	18'2 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.



Presented by:
Mylyne Santos PREC*

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



Active
R3064660

Board: F
Townhouse

90 6299 144 STREET

Surrey
Sullivan Station
V3X 1A2

Residential Attached

\$839,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$869,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2009
Frontage(feet):	Bathrooms: 3	Age: 17
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,790.15
Sq. Footage: 0.00	P.I.D.: 028-355-164	For Tax Year: 2025
Flood Plain: No	View: No	Tax Inc. Utilities?: No
Complex / Subdiv: Altura	First Nation	Tour:
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **3** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Visitor Parking**
Dist. to Public Transit: **Close By** Dist. to School Bus: **Close by**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

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

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

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

Features:

Finished Floor (Main): **772**
Finished Floor (Above): **761**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **337**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,870 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,870 sq. ft.**

Units in Development: **167** Tot Units in Strata: Locker: **No**
Exposure: Storeys in Building: **3**
Mgmt. Co's Name: **Quay Pacific Management** Mgmt. Co's #: **604-685-8830**
Maint Fee: **\$524.44** Council/Park Apprv?: **No**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** 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?
Below	Recreation Room	23'6 x 11'4	Above	Walk-In Closet	9' x 4'4	1	Main	2	No
Main	Living Room	14' x 13'3			x	2	Above	4	Yes
Main	Dining Room	9'1 x 8'			x	3	Above	4	No
Main	Kitchen	12'8 x 9'2			x	4			No
Main	Eating Area	13'11 x 11'2			x	5			No
Above	Bedroom	10'10 x 9'11			x	6			No
Above	Bedroom	11'11 x 9'10			x	7			No
Above	Primary Bedroom	12'8 x 12'5			x	8			No

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

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



Presented by:
Mylyne Santos PREC*

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



Active
R3069200

Board: F
Townhouse

31 16511 WATSON DRIVE

Surrey
Fleetwood Tynehead
V4N 6T7

Residential Attached

\$915,500 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$915,500
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 3	Age: 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'
		x
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
		x
		x
		x
		x
		x
		x

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.



Presented by:
Mylyne Santos PREC*

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



Active
R3066102

30 12585 104A AVENUE

Residential Attached

Board: F
Townhouse

North Surrey
Cedar Hills
V3V 0G7

\$924,900 (LP)

(SP)



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

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

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

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

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

Legal: **STRATA LOT 29 SECTION 20 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICTSTRATA PLAN EPS9721TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Exercise Centre, Playground**

Site Influences:
Features:

Finished Floor (Main):	713
Finished Floor (Above):	785
Finished Floor (AbvMain2):	0
Finished Floor (Below):	278
Finished Floor (Basement):	0
Finished Floor (Total):	1,776 sq. ft.
Unfinished Floor:	0
Grand Total:	1,776 sq. ft.

Units in Development: **49** Tot Units in Strata:
Exposure: Storeys in Building:
Mgmt. Co's Name: Mgmt. Co's #:
Maint Fee: **\$402.08** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Bylaws Restrictions: **Pets 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:

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

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

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



Presented by:
Mylyne Santos PREC*

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



Active
R3062731

13127 BALLOCH DRIVE

Residential Attached

Board: F
 1/2 Duplex

Surrey
 Queen Mary Park Surrey
 V3V 6Y2

\$965,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$965,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1977
Frontage(feet): 107.00	Bathrooms: 2	Age: 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:
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

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

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

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

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

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

Amenities: **None**

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

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

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

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

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.



Presented by:
Mylyne Santos PREC*

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



Active
R3072533

30 12635 63 AVENUE ROAD

Residential Attached

Board: F
Townhouse

Surrey
Panorama Ridge
V3X 1T9

\$970,000 (LP)

(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**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No : COURT ORDERED SALE "SOLD AS IS - WHERE IS"**
Fixtures Rmvd: **Yes: COURT ORDERED SALE "SOLD AS IS - WHERE IS"**
Floor Finish: **Laminate, Mixed, Tile**

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

Amenities: **Club House**

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

Finished Floor (Main): **705**
Finished Floor (Above): **730**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **239**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,674 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,674 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **ECM Strata Management Ltd**
Maint Fee: **\$295.44**
Maint Fee Includes: **Garbage Pickup, Snow removal**

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

Suite:
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 3**
of Kitchens: **2** **# of Rooms: 10**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
of Pets: **2** 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	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.



Presented by:
Mylyne Santos PREC*

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



Active
R3074552

95 15778 85 AVENUE

Residential Attached

Board: F
Townhouse

Surrey
Fleetwood Tynehead
V4N 6W8

\$999,900 (LP)

(SP)



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:	Services Connctd: Electricity, Water	Tour:
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: Court ordered sale**
Floor Finish:

Dist. to School Bus:

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**
Finished Floor (Above): **645**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **286**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,545 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,545 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$314.04**
Maint Fee Includes: **Caretaker, Gardening, Management, Snow removal**

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

Locker:

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

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
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	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.



Presented by:
Mylyne Santos PREC*

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



Active
R3062722

13125 BALLOCH DRIVE

Residential Attached

Board: F
1/2 Duplex

Surrey
Queen Mary Park Surrey
V3V 6Y2

\$1,029,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,059,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1977
Frontage(feet): 107.00	Bathrooms: 5	Age: 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**

Dist. to School Bus:

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

Amenities: **None**

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

Finished Floor (Main): 2,360	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 650	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: SELF MANAGED	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 3,010 sq. ft.	Bylaws Restrictions: No Restrictions	# of Pets:	Cats: Dogs:
Unfinished Floor: 0	Restricted Age:		
Grand Total: 3,010 sq. ft.	# or % of Rentals Allowed:		
Suite: Unauthorized Suite	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht: # of Levels: 2			
# of Kitchens: 4			

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

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

This versatile and value-packed half duplex in Queen Mary Park offers plenty of potential. The residence features a living room, kitchen, dining area, and foyer on the main floor, along with three bedrooms and a spacious rec room upstairs. At the back, there are three one-bedroom, one-bath suites, making this home ideal for multi-generational living or generating extra income. Recent updates provide a great starting point for those looking to add their finishing touches. Don't miss a property with promise in a convenient location near parks, schools, transit, and Surrey Memorial Hospital.