



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

**Mylyne & Associates**  
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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)



Sold Date: If new, GST/HST inc?:  
Meas. Type: Bedrooms: **2**  
Frontage(feet): Bathrooms: **2**  
Frontage(metres): Full Baths: **2**  
Depth / Size (ft.): Half Baths: **0**  
Sq. Footage: **0.00**  
Flood Plain: **No** P.I.D.: **028-184-653**  
View: **Yes :City**  
Complex / Subdiv: **City Point**  
First Nation  
Services Connctd: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$449,900**  
Approx. Year Built: **2010**  
Age: **15**  
Zoning: **MF**  
Gross Taxes: **\$2,196.88**  
For Tax Year: **2025**  
Tax Inc. Utilities?: **No**  
Tour:

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**

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

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

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.**

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

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?:

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**



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

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?:

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

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:

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: <b>\$595,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1995</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>30</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>MF</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,442.42</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	P.I.D.: <b>023-215-445</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour:
Complex / Subdiv:		
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: **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: **\$540.00**  
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 Kitchens: **1**

# of Levels: **1**  
# of Rooms: **5**

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:

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			x	6			
		x			x	7			
		x			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.**





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**Active**  
**R3040632**

Board: F  
Townhouse

**63 16318 82 AVENUE**

Surrey  
Fleetwood Tynehead  
V4N 0N9

Residential Attached

**\$765,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$770,500</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>1993</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>32</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RM15</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,384.69</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2021</b>
Flood Plain:	P.I.D.: <b>018-399-193</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>:</b>		Tour:
Complex / Subdiv: <b>Hazelwood Lane</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

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

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

Site Influences:  
Features:

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

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

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

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

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

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

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

Listing Broker(s): **Jovi Realty Inc.**

**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.**



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**Active**  
**R3053499**

Board: F  
Townhouse

**10 8418 163 STREET**

Surrey  
Fleetwood Tynehead  
V4N 6K8

Residential Attached

**\$769,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?:  
Meas. Type: Bedrooms: **4**  
Frontage(feet): Bathrooms: **3**  
Frontage(metres): Full Baths: **2**  
Depth / Size (ft.): Half Baths: **1**  
Sq. Footage: **0.00**  
Flood Plain: **Exempt** P.I.D.: **028-494-814**  
View: **No**  
Complex / Subdiv: **MAPLE ON 84**  
First Nation  
Services Connctd: **Electricity**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$799,000**  
Approx. Year Built: **2011**  
Age: **14**  
Zoning: **MF**  
Gross Taxes: **\$3,407.82**  
For Tax Year: **2025**  
Tax Inc. Utilities?: **No**  
Tour:

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

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

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

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

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

Amenities: **In Suite Laundry**

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

Finished Floor (Main): **635**  
Finished Floor (Above): **652**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **214**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,501 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,501 sq. ft.**

Units in Development: **54**  
Exposure: **Southeast**  
Mgmt. Co's Name: **Associa**  
Maint Fee: **\$368.89**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **54** Locker:  
Storeys in Building: **3**  
Mgmt. Co's #: **604-591-6060**  
Council/Park Apprv?:

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

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

Floor	Type	Dimensions
Main	Living Room	14'9 x 12'3
Main	Dining Room	11'5 x 7'7
Main	Kitchen	10'8 x 9'5
Main	Family Room	14'9 x 9'2
Above	Primary Bedroom	12'8 x 11'3
Above	Bedroom	10'10 x 8'0
Above	Bedroom	9'6 x 7'6
Below	Bedroom	10'8 x 9'5

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

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

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

**Well located "Maple on 84" complex. Close to elementary and secondary schools, shopping, public transportation and recreation facilities. Newer 4 bedroom + 3 bath unit with a private fenced yard. OPEN HOUSE Sat November 1st, 12 to 1:30pm.**



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

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**Active**  
**R3057021**

Board: F  
Townhouse

**23 14285 64 AVENUE**

Surrey  
East Newton  
V3W 1Z2

Residential Attached

**\$779,000** (LP)   
(SP)



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

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**

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

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**  
Finished Floor (Above): **683**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **142**  
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: **\$277.13**  
Maint Fee Includes: **Gardening, Management, Water**

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

Locker:

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

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

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:

Floor	Type	Dimensions
Main	Living Room	17'5 x 15'10
Main	Kitchen	13'0 x 8'0
Main	Dining Room	12'9 x 9'0
Main	Eating Area	10'0 x 8'0
Above	Primary Bedroom	11'0 x 11'11
Above	Bedroom	12'0 x 8'1
Above	Bedroom	13'11 x 7'11
Below	Foyer	10'10 x 4'10

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Above	4	Yes
2	Above	3	No
3	Main	2	No
4			No
5			No
6			No
7			No
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:  
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**Active**  
**R3057489**

Board: F  
Townhouse

**128 13898 64 AVENUE**

Surrey  
Sullivan Station  
V3W 1L6

Residential Attached

**\$799,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$799,000</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>2018</b>
Frontage(feet):	Bathrooms: <b>4</b>	Age: <b>7</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>MF</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,593.16</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>030-934-133</b>	Tax Inc. Utilities?: <b>No</b>
View: :		Tour:
Complex / Subdiv:		
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: **3 Storey**  
Construction: **Frame - Wood, Other**  
Exterior: **Fibre Cement Board, Other**  
Foundation: **Concrete Perimeter**

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

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

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

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

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

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

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

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

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

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

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

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

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

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





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**Active**  
**R3049975**

Board: F  
Townhouse

**68 12677 63 AVENUE**

Surrey  
Panorama Ridge  
V3X 3T3

Residential Attached

**\$799,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$799,000</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>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>026-478-668</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No :</b>		Tour:
Complex / Subdiv:		
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: **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 I**

Amenities: **In Suite Laundry, Playground**

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

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

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

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

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

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

Floor	Type	Dimensions
Main	Dining Room	11'11" x 5'9"
Main	Living Room	18'9" x 12'9"
Main	Kitchen	17'4" x 9'5"
Main	Family Room	10'5" x 11'
Main	Foyer	6'3" x 9'0"
Above	Primary Bedroom	15'1" x 11'10"
Above	Walk-In Closet	7' x 6'4"
Above	Bedroom	10'5" x 8'9"

Floor	Type	Dimensions
Above	Bedroom	11'7" x 9'4"
Above	Other	9'11" x 6'5"
Below	Bedroom	10'5" x 18'6"
Below	Other	6'3" x 4'4"
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	Yes
3	Above	4	No
4	Below	2	No
5			No
6			No
7			No
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:  
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**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: <b>\$839,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2008</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>17</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RM-30</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,384.69</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>027-584-186</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No :</b>		Tour:
Complex / Subdiv:		
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, 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:  
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.**

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

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?:

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

# of Pets: **1** Cats: **Yes** Dogs: **Yes**

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

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

**Century 21 Coastal Realty Ltd.**

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



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

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**Active**  
**R3063721**

Board: F  
Townhouse

**11 8181 135A STREET**

Surrey  
Queen Mary Park Surrey  
V3W 3N8

Residential Attached

**\$849,900** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$849,900</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>2023</b>
Frontage(feet):	Bathrooms: <b>4</b>	Age: <b>2</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RM-30</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,093.55</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>031-860-087</b>	Tax Inc. Utilities?:
View: <b>No :</b>		Tour:
Complex / Subdiv:		
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, Inside Unit**  
Construction: **Log**  
Exterior: **Fibre Cement Board, Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard**  
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: **1 minute walk** Dist. to School Bus: **8 minute walk**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Legal: **STRATA LOT 11, PLAN EPS8224, SECTION 29, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

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

Finished Floor (Main): **667**  
Finished Floor (Above): **758**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **332**  
Finished Floor (Total): **1,757 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,757 sq. ft.**

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

Units in Development: **34**  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$368.48**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**

Tot Units in Strata: **34** Locker:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:  
# of Pets: **2** Cats: **Yes** Dogs: **Yes**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age:  
# 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	10' x 10'	Above	Bedroom	10' x 10'	1	Main	2	No
Main	Dining Room	10' x 10'	Above	Laundry	10' x 10'	2	Above	4	Yes
Main	Kitchen	10' x 10'			x	3	Above	3	No
Main	Pantry	10' x 101'	Bsmt	Bedroom	10' x 10'	4	Bsmt	3	No
		x			x	5			No
Above	Primary Bedroom	10' x 10'			x	6			No
Above	Walk-In Closet	10' x 10'			x	7			No
Above	Bedroom	10' x 10'			x	8			No

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

**Sutton Premier Realty**

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



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

**\$869,900** (LP)

(SP)



Sold Date: If new, GST/HST inc?:  
Meas. Type: Bedrooms: **3**  
Frontage(feet): Bathrooms: **3**  
Frontage(metres): Full Baths: **2**  
Depth / Size (ft.): Half Baths: **1**  
Sq. Footage: **0.00**  
Flood Plain: **No** P.I.D.: **028-355-164**  
View: **No**  
Complex / Subdiv: **Altura**  
First Nation  
Services Connctd: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$869,900**  
Approx. Year Built: **2009**  
Age: **16**  
Zoning: **CD**  
Gross Taxes: **\$3,790.15**  
For Tax Year: **2025**  
Tax Inc. Utilities?: **No**  
Tour:

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.**

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

Units in Development: **167**  
Exposure:  
Mgmt. Co's Name: **Quay Pacific Management**  
Maint Fee: **\$386.89**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata: Locker: **No**  
Storeys in Building: **3**  
Mgmt. Co's #: **604-685-8830**  
Council/Park Apprv?: **No**

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
Below	Recreation Room	23'6" x 11'4"
Main	Living Room	14' x 13'3"
Main	Dining Room	9'1" x 8'
Main	Kitchen	12'8" x 9'2"
Main	Eating Area	13'11" x 11'2"
Above	Bedroom	10'10" x 9'11"
Above	Bedroom	11'11" x 9'10"
Above	Primary Bedroom	12'8" x 12'5"

Floor	Type	Dimensions
Above	Walk-In Closet	9' x 4'4"
		x
		x
		x
		x
		x
		x

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

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

**Almost 1900 sq ft of spacious living. 3bdrm/ 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:  
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**Active**  
**R3052549**

Board: F  
Townhouse

**208 13900 HYLAND ROAD**

Surrey  
East Newton  
V3W 1K4

Residential Attached

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

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$885,000</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>1993</b>
Frontage(feet):	Bathrooms: <b>4</b>	Age: <b>32</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RM-15</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,637.82</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>018-019-471</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : GREENSPACE</b>		Tour:
Complex / Subdiv: <b>HYLAND GROVE</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: **2 Storey w/ Bsmt., End Unit**  
Construction: **Frame - Wood**  
Exterior: **Brick, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s), Patio(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: **Close Walk** 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, Tile, Carpet**

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

Amenities: **Playground**

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

Finished Floor (Main): **678**  
Finished Floor (Above): **744**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **675**  
Finished Floor (Total): **2,097 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,097 sq. ft.**

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

Units in Development:  
Exposure:  
Mgmt. Co's Name: **Dwell Property Management**  
Maint Fee: **\$512.53**  
Maint Fee Includes: **Garbage Pickup, Gardening, Water**

Tot Units in Strata: Locker: **No**  
Storeys in Building:  
Mgmt. Co's #: **604-821-2999**  
Council/Park Apprv?:

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

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

# of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'2 x 6'7	Above	Bedroom	10'7 x 9'2	1	Main	2	No
Main	Living Room	15'8 x 13'1	Bsmt	Bedroom	12'2 x 10'0	2	Bsmt	3	No
Main	Dining Room	11'7 x 9'2	Bsmt	Family Room	10'3 x 15'8	3	Main	3	Yes
Main	Eating Area	8'2 x 6'1	Bsmt	Laundry	15'3 x 7'2	4	Main	4	No
Main	Kitchen	11'5 x 10'1			x	5			
Above	Primary Bedroom	14'0 x 12'2			x	6			No
Above	Walk-In Closet	6'3 x 5'5			x	7			No
Above	Bedroom	12'2 x 10'3			x	8			No

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

**Spacious 2097 sq ft townhome offering 4 bedrooms and 3.5 bathrooms with a washroom on every level. Bright south-facing main floor with large windows and a walk-out basement with separate entrance provide plenty of living space. Just minutes walk to Hyland Elementary and close to parks, shopping, and transit. Perfect for families bring your ideas and make this spacious home your own! Court Ordered Sale SOLD AS IS - WHERE IS. Open House 26 October 2-4 PM**



Presented by:  
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**Active**  
**R3062731**

Board: F  
1/2 Duplex

**13127 BALLOCH DRIVE**

Surrey  
Queen Mary Park Surrey  
V3V 6Y2

Residential Attached

**\$965,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?: <b>No</b>	Original Price: <b>\$965,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1977</b>
Frontage(feet): <b>107.00</b>	Bathrooms: <b>2</b>	Age: <b>48</b>
Frontage(metres): <b>32.61</b>	Full Baths: <b>1</b>	Zoning: <b>R2</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$7,675.66</b>
Sq. Footage: <b>5,671.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>001-550-977</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No :</b>		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: <b>Community, Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

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

Amenities: **None**

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

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

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

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

Locker:

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

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

# of Pets: Cats: Dogs:

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

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

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



Presented by:  
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**Active**  
**R3062722**

Board: F  
1/2 Duplex

**13125 BALLOCH DRIVE**

Surrey  
Queen Mary Park Surrey  
V3V 6Y2

Residential Attached

**\$1,059,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?: <b>No</b>	Original Price: <b>\$1,059,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1977</b>
Frontage(feet): <b>107.00</b>	Bathrooms: <b>5</b>	Age: <b>48</b>
Frontage(metres): <b>32.61</b>	Full Baths: <b>4</b>	Zoning: <b>R2</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$7,675.66</b>
Sq. Footage: <b>5,671.00</b>	P.I.D.: <b>001-550-969</b>	For Tax Year: <b>2025</b>
Flood Plain:		Tax Inc. Utilities?: <b>No</b>
View: <b>No :</b>		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: <b>Community, Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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**

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

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**  
Finished Floor (Above): **650**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **3,010 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **3,010 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: **4** **# of Rooms: 18**

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	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.**