



Presented by:  
**Inder Bains - PREC**

Gilco Real Estate Services

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**Active**  
**R3052751**  
Board: F  
Apartment/Condo

**113 16137 83 AVENUE**

Surrey  
Fleetwood Tynehead  
V3S 8S7

Residential Attached

**\$539,853** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$539,853</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>MR45</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,381.70</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>023-111-089</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No :</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>Fernwood</b>		
First Nation		
Services Connctd: <b>Electricity</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

Legal: **STRATA LOT 8 SECTION 25 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2031 TOGETHER WITH AN INTEREST IN THE COMMOM PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, In Suite Laundry**

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

Finished Floor (Main): **1,036**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,036 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,036 sq. ft.**

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

Units in Development:  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$475.00**  
Maint Fee Includes: **Garbage Pickup, Hot Water, Management, Sewer, Snow removal**

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

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

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'5 x 16'0	1	Main	4	Yes
Main	Kitchen	13'7 x 5'6	2	Main	4	No
Main	Dining Room	11'4 x 6'10	3			No
Main	Primary Bedroom	24'9 x 13'4	4			No
Main	Bedroom	13'6 x 9'9	5			No
		x	6			No
		x	7			No
		x	8			No

Listing Broker(s): **Gilco Real Estate Services**

**Offering just around 1,000 sq. ft., this bright and beautifully maintained 2-bedroom, 2-bath home is tucked away on the quiet side of the building and features a large private deck overlooking the courtyard. Recent updates include flooring, lighting, blinds, fresh paint, and stainless-steel appliances. The open-concept layout showcases a cozy gas fireplace in the living room and an extra-large primary bedroom with a versatile nook, perfect for a home office. Enjoy the convenience of 1 parking stall, a storage locker, and access to a bike room. Surrounded by greenspace, this well-kept building is ideally located within walking distance to schools, transit, shopping, parks, the Fleetwood Rec Centre—and just steps from the future SkyTrain station. Don't miss this exceptional opportunity!**