



Presented by:

Inder Bains - PREC

Gilco Real Estate Services

www.inderbains.com
inderbains@gmail.com
IB
INDER BAINS
REALTOR®
Active
R3052751Board: F
Apartment/Condo**113 16137 83 AVENUE**
Surrey
Fleetwood Tynehead
V3S 8S7Residential Attached
\$539,853 (LP)
(SP) **M**

Sold Date: If new, GST/HST inc?: Original Price: **\$539,853**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1995**
 Frontage(feet): Bathrooms: **2** Age: **30**
 Frontage(metres): Full Baths: **2** Zoning: **MR45**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,381.70**
 Sq. Footage: **0.00** P.I.D.: **023-111-089** For Tax Year: **2025**
 Flood Plain: View: **No**: Tax Inc. Utilities?: **No**
 Complex / Subdiv: **Fernwood** Tour: **Virtual Tour URL**
 First Nation
 Services Connctd: **Electricity**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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: Dist. to School Bus:

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 COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**Amenities: **Elevator, In Suite Laundry**

Site Influences:

Features: **CltWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,036	Units in Development:			
Finished Floor (Above):	0	Exposure:			
Finished Floor (AbvMain2):	0	Mgmt. Co's Name:			
Finished Floor (Below):	0	Maint Fee: \$475.00			
Finished Floor (Basement):	0	Maint Fee Includes: Garbage Pickup, Hot Water, Management, Sewer, Snow removal			
Finished Floor (Total):	1,036 sq. ft.				
Unfinished Floor:	0				
Grand Total:	1,036 sq. ft.	Bylaws Restrictions: Pets Allowed w/ Rest.			

Suite: None	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: None	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	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	11'5 x 16'0			x	1	Main	4	Yes
Main	Kitchen	13'7 x 5'6			x	2	Main	4	No
Main	Dining Room	11'4 x 6'10			x	3			No
Main	Primary Bedroom	24'9 x 13'4			x	4			No
Main	Bedroom	13'6 x 9'9			x	5			No
		x			x	6			No
		x			x	7			No
		x			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!