



Presented by:
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Active
R3021823

Board: F
Townhouse

62 8111 160 STREET

Surrey
Fleetwood Tynehead
V4N 0V4

Residential Attached

\$915,000 (LP)
(SP)



62 8111 160 ST

Sold Date:	Frontage (feet):	Original Price: \$915,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1996
Depth / Size (ft.):	Bedrooms: 3	Age: 29
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: RM-15
Flood Plain:	Full Baths: 2	Gross Taxes: \$3,510.97
Council Apprv?:	Half Baths: 1	For Tax Year: 2024
Exposure: East	Maint. Fee: \$333.83	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 023-843-365
Mgmt. Co's Name: GODDARD & SMITH REALTY		Tour:
Mgmt. Co's Phone:		
View:	:	
Complex / Subdiv: Coyote Ridge		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 2	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Vinyl			Locker:
Foundation: Concrete Perimeter	Reno. Year: 2025	Dist. to Public Transit: Close	Dist. to School Bus: Close
Rain Screen:	R.I. Plumbing:	Units in Development: 62	Total Units in Strata: 62
Renovations: Partly		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Forced Air	# of Fireplaces: 1	Fixtures Rmvd: No	
Outdoor Area: Fenced Yard		Floor Finish: Wall/Wall/Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Gardening, Management, Recreation Facility**
Legal: **STRATA LOT 62, PLAN LMS2162, PART SE1/4, 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 1**
Amenities: **Club House, Garden, In Suite Laundry, Playground, Recreation Center**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Refrigerator, Security System, Smoke Alarm, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'2 x 9'0	Main	Patio	12'4 x 25'7			x
Main	Office	9'9 x 10'5			x			x
Main	Kitchen	9'9 x 10'5			x			x
Main	Dining Room	9'2 x 10'5			x			x
Main	Living Room	14'11 x 11'8			x			x
Main	Laundry	8'2 x 5'0			x			x
Above	Flex Room	9'9 x 11'8			x			x
Above	Bedroom	12'9 x 10'8			x			x
Above	Bedroom	11'9 x 10'8			x			x
Above	Primary	12'4 x 14'2			x			x

Finished Floor (Main): 766	# of Rooms: 11	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 909	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	3	No	Pool:
Finished Floor (Total): 1,675 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,675 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Royal LePage Elite West**

RARE corner unit in sought-after Coyote Ridge! This executive 2-level townhome in Fleetwood/Tynehead is perfect for families and pets. Just a short walk to Walnut Road Elementary, Fleetwood Park & Community Centre. Thoughtfully designed 3 bed, 3 bath layout features a den/home office, open-concept kitchen with white shaker cabinets, quartz counters, and new stainless appliances which flows out to the fenced, private backyard with lawn. Ideal for outdoor living and dogs. Vaulted ceilings, gas fireplace, and an upper loft/second office add charm. Renovated bathrooms, primary bedroom with 2 closets & ensuite. Double garage included. Offered at \$915,000. Open House Sat and Sun July 5th + 6th from 2:00-4:00pm.