

BUILDING BROCHURE

LOTUS - 12653 82 BUILDING

12653 82 Ave. · Surrey, BC V4N 0P4 · Fleetwood Tynehead



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1 FOR SALE
FROM \$788,000

12-MO SOLD TREND
39.6

Unit Mix

3 Bedroom

8 units
1,372 – 1,569 sf
from \$572,000

4 Bedroom

9 units
1,443 – 1,809 sf
from \$610,000

For Sale in Lotus - 12653 82 Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$788,000	4 / 3	1595 sf	\$494	23 16355 82 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$837,000	4 / 4ba	1699 sf	\$493	2024-10-28
\$850,000	3 / 4ba	1405 sf	\$605	2023-07-07
\$850,000	3 / 4ba	1437 sf	\$592	2023-05-30
\$980,000	4 / 4ba	1809 sf	\$542	2021-11-23

Value & Financing

Price Positioning

\$494 /sq ft

Active listings here average **\$494/sf** vs **\$568/sf** across Fleetwood Tynehead.

13% below area average

Mortgage Snapshot

\$3,774 /mo

Entry price (from) **\$788,000**

20% down payment **\$157,600**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 2010	LEVELS 3	SUITES 71	CONSTRUCTION Frame - Wood
EXTERIOR Other	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3220	

Overview

Lotus - 12653 82 Avenue, Surrey, BC, V4N 0P4, Strata Plan BCS3220, built 2010 - Located on at 164th Street and 82 Avenue in Fleetwood Surrey. Developed by Legendary Developments, Lotus

Condo townhomes offers a total of 70 townhomes in a selection of two, three and even four bedroom floor plans. These spacious floor plans include a gourmet kitchen complete with island, granite counters, stainless steel appliances, shaker style maple cabinets. Quality construction that features Hardi Plank exterior, engineered silent floor system, upgraded lighting & plumbing fixtures, and laminated fiberglass shingle roof with 40 year warranty. Fully landscaped backyard which range from 20'-25', big backyards are hard to find in new developments. Location is one of the key benefits of living at the master-planned Fleetwood community at Lotus Townhouses with an elementary school just 1 block away, the Surrey Sports and Leisure Centre, the largest Canadian community centre, in addition to White Rock, GreenTimbersUrbanPark, golf, public transportation and major routes.

Amenities & Features

- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Snow Removal

Location





Les Twarog

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