

BUILDING BROCHURE

# TRAILS AT BEAR CREEK - 13670 84TH BUILDING

13670 84th Ave. · Surrey, BC V3W 0T6 · Bear Creek Green Timbers



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**3** FOR SALE  
FROM \$447,000

**2** SOLD · 12 MO  
\$465,000–\$563,000

12-MO SOLD TREND  
-17.2

## Unit Mix

### 1 Bedroom

3 units  
961 – 1,028 sf  
**from \$474,500**

### 2 Bedroom

60 units  
935 – 1,462 sf  
**from \$345,000**

### 3 Bedroom

2 units  
1,318 – 1,318 sf  
**from \$600,000**

## For Sale in Trails At Bear Creek - 13670 84th Building & Complex

3 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS      |
|------------------|--------------|---------|-------|---------------------|
| <b>\$459,900</b> | 2 / 1        | 938 sf  | \$490 | 205 13680 84 AVENUE |
| <b>\$449,000</b> | 2 / 1        | 940 sf  | \$478 | 405 13680 84 AVENUE |
| <b>\$447,000</b> | 2 / 1        | 1044 sf | \$428 | 3 13660 84 AVENUE   |

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$563,000</b> | 2 / 2ba | 1264 sf | \$445 | 2026-04-17 |
| <b>\$465,000</b> | 2 / 1ba | 1029 sf | \$452 | 2025-11-17 |
| <b>\$580,000</b> | 2 / 2ba | 1255 sf | \$462 | 2025-08-25 |
| <b>\$620,000</b> | 2 / 3ba | 1270 sf | \$488 | 2025-07-17 |

## Value & Financing

### Price Positioning

**\$465** /sq ft

### Mortgage Snapshot

**\$2,141** /mo



Active listings here average **\$465/sf** vs **\$531/sf** across Bear Creek Green Timbers.

**12% below area average**

Entry price (from) **\$447,000**

20% down payment **\$89,400**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                     |
|---------------------------|-----------------------------------------|-------------------------------|-------------------------------------|
| YEAR BUILT<br><b>1995</b> | LEVELS<br><b>2</b>                      | SUITES<br><b>114</b>          | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Vinyl</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS1424</b> | MANAGEMENT<br><b>Sandra Idema</b>   |

## Overview

The Trails at Bear Creek - 13670 84 Avenue, Surrey, BC, V3W 0T6. Strata Plan LMS1424, 114 units over 2 levels, built in 1994. Located in the Bear Creek Green Timbers area of Surrey, at the crossroads of 84 Ave and King George Blvd. The Trails at Bear Creek is a mixed complex with both condos and townhomes, addresses 13630 - 13680 84th Avenue. The ultimate in serenity - peaceful and private greenbelt location offers endless views of 164 acres of Bear Creek park land. Enjoy walking through trails and foot bridges which connect the park and community. Complex features include a clubhouse, secured parking, insuite laundry, garden, elevator & wheelchair access. Retreat to the greenery of the complex's gardens in this low density complex or venture out to the walking trails of Bear Creek Park. Transit at the door of this community, just minutes to skytrain and shopping.

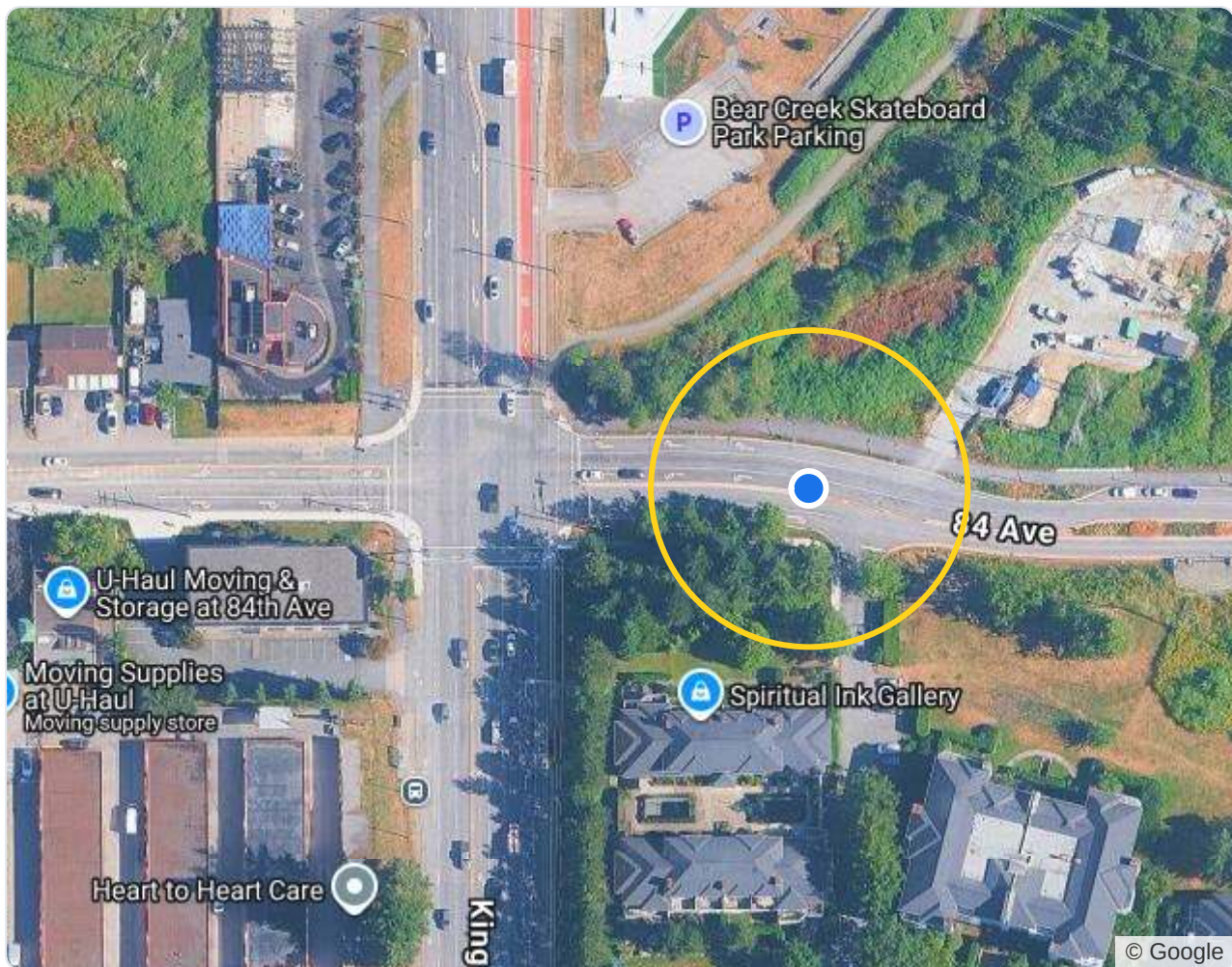
## Amenities & Features

- ✓ Club House
- ✓ Garden
- ✓ Wheelchair Access
- ✓ Elevator
- ✓ In Suite Laundry

## Maintenance Fees Include

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

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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