

BUILDING BROCHURE

VERANDA - 16177 83RD BUILDING

16177 83rd Ave. · Surrey, BC V4N 5T3 · Fleetwood Tynehead



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1 FOR SALE
FROM \$748,800

3 SOLD · 12 MO
\$640,000–\$720,000



Unit Mix

2 Bedroom

17 units
1,003 – 1,213 sf
from \$499,999

3 Bedroom

11 units
1,200 – 1,619 sf
from \$545,000

4 Bedroom

11 units
1,420 – 1,659 sf
from \$578,000

For Sale in Veranda - 16177 83rd Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$748,800	4 / 3	1507 sf	\$497	152 16177 83 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$640,000	2 / 2ba	1182 sf	\$541	2025-10-26
\$660,000	2 / 2ba	1213 sf	\$544	2025-10-21
\$720,000	3 / 2ba	1280 sf	\$563	2025-10-06
\$773,000	3 / 2ba	1265 sf	\$611	2024-12-09

Value & Financing

Price Positioning

\$497 /sq ft

Active listings here average \$497/sf vs \$616/sf across Fleetwood Tynehead.

19% below area average

Mortgage Snapshot

\$3,586 /mo

Entry price (from) \$748,800

20% down payment \$149,760

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT
2007

LEVELS
3

SUITES
200

CONSTRUCTION
Frame - Wood

EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2344	DEVELOPER Adera
MANAGEMENT Dwell Property Management			

Overview

Veranda - 16177 83 Avenue Surrey, BC V4N 0Z3, BCS 1885 - located at the corner of 83 Avenue and 162a Street in the desirable area of Fleetwood in Surrey. This is a convenient location that is close to Walnut Road Elementary, Fleetwood Park Secondary, public transit, major transportation routes, Fleetwood park, library, golf courses, medical services, restaurants, shopping and more! Direct access to highways allows an easy commute to surrounding destinations including Langley, Downtown Vancouver and YVR. Veranda is a townhome complex offering 90 units built by the award winning Adera by Green Standards in 2008. This family oriented community is well maintained and managed by Southview 604-270-8811. Most homes feature three levels, spacious floor plans, plenty of windows, insuite laundry and cozy fireplaces. Residents can enjoy the outdoors with private fenced off backyards and patio areas, double tandem garage with seperate entrance to residence and a common playground area for the kids. Homes are built with rainscreen technology and warranty. Veranda offers secured parking and visitor parking throughout. This is a multiple address complex including 16233 and 16177 83rd Avenue. Great townhome living starts here - Live at Veranda!

Amenities & Features

- ✓ In Suite Laundry
- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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