

BUILDING BROCHURE

VERANDA - 16233 83RD BUILDING

16233 83rd Ave. · Surrey, BC V4N 0Z3 · Fleetwood Tynehead



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3 FOR SALE
FROM \$619,000



Unit Mix

2 Bedroom

8 units
1,068 – 1,425 sf
from \$513,000

3 Bedroom

15 units
1,211 – 1,647 sf
from \$544,500

4 Bedroom

4 units
1,425 – 1,632 sf
from \$577,000

For Sale in Veranda - 16233 83rd Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$775,000	4 / 3	1583 sf	\$490	54 16233 83 AVENUE
\$699,000	3 / 2	1252 sf	\$558	78 16233 83 AVENUE
\$619,000	2 / 2	1425 sf	\$434	63 16233 83 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$800,000	3 / 3ba	1647 sf	\$486	2025-07-10
\$730,000	3 / 2ba	1275 sf	\$573	2025-06-12
\$655,000	2 / 1ba	1068 sf	\$613	2025-05-05
\$834,900	3 / 3ba	1611 sf	\$518	2024-09-01

Value & Financing

Price Positioning

\$494 /sq ft

Active listings here average **\$494/sf** vs **\$598/sf** across Fleetwood Tynehead.

17% below area average

Mortgage Snapshot

\$2,965 /mo

Entry price (from) **\$619,000**
20% down payment **\$123,800**
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2006	LEVELS 3	SUITES 90	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1885	DEVELOPER Adera

Overview

Veranda - 16233 83rd Avenue Surrey, BC V4N 0Z3, Canada. Strata Plan BCS1885 - 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!

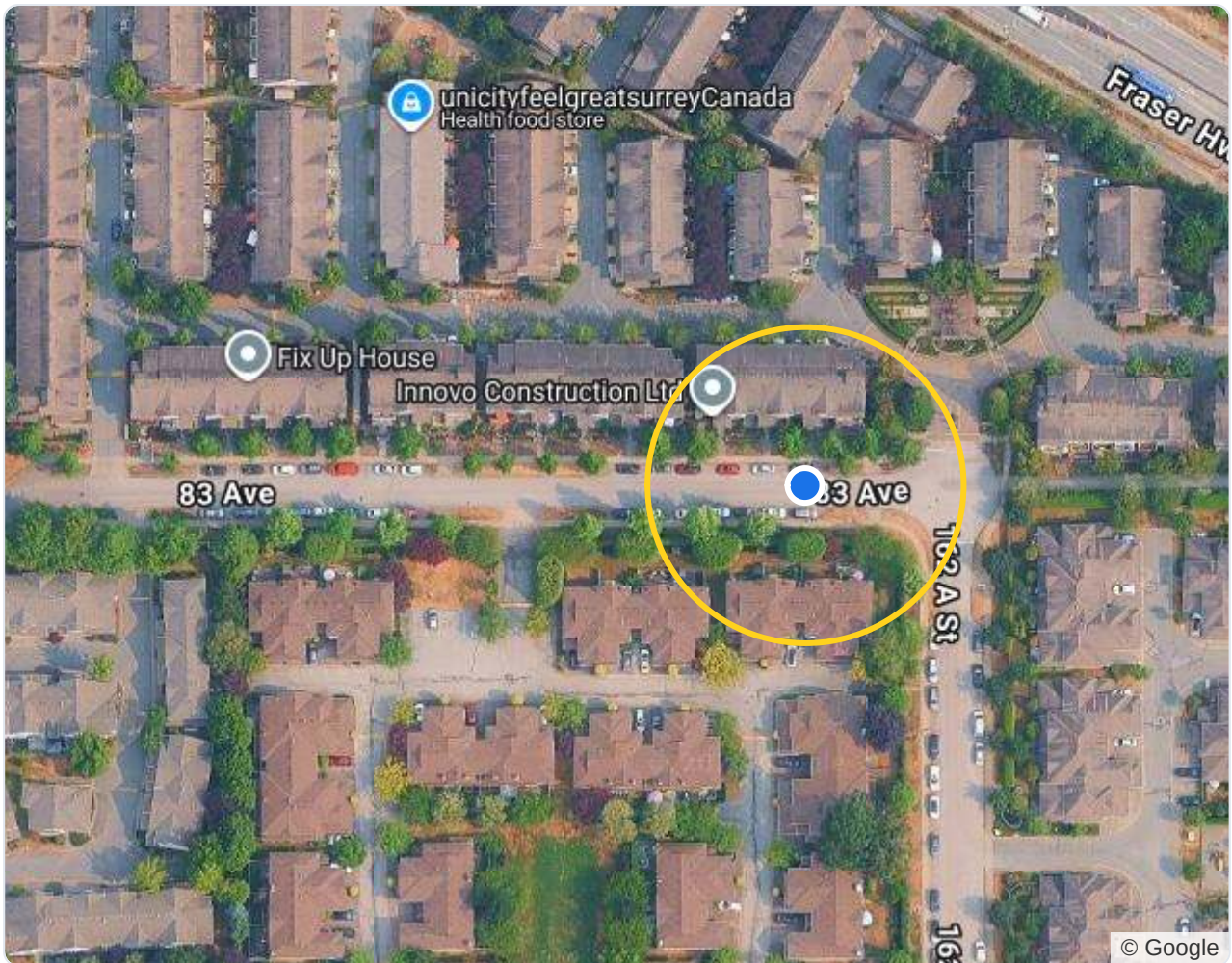
Amenities & Features

- ✓ In Suite Laundry
- ✓ Playground

Maintenance Fees Include

- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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