

BUILDING BROCHURE

MAPLE ON 84 - 5488 163 BUILDING

5488 163 St. · Surrey, BC V4N 1E2 · Fleetwood Tynehead



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1 FOR SALE
FROM \$820,000

1 SOLD · 12 MO
\$750,200-\$750,200



Unit Mix

3 Bedroom

10 units
1,394 – 1,562 sf
from \$580,000

4 Bedroom

9 units
1,501 – 1,900 sf
from \$680,000

For Sale in Maple On 84 - 5488 163 Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$820,000	4 / 4	1560 sf	\$526	49 8418 163 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$750,200	4 / 3ba	1501 sf	\$500	2025-12-18
\$812,500	4 / 4ba	1647 sf	\$493	2025-06-18
\$912,000	4 / 4ba	1871 sf	\$487	2024-12-18
\$799,900	3 / 3ba	1447 sf	\$553	2024-08-10

Value & Financing

Price Positioning

\$526 /sq ft

Active listings here average **\$526/sf** vs **\$563/sf** across Fleetwood Tynehead.

7% below area average

Mortgage Snapshot

\$3,927 /mo

Entry price (from)	\$820,000
20% down payment	\$164,000
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 54	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3773	DEVELOPER Legendary Development
ARCHITECT Ravbrar Design			

Overview

Maple on 84th - 5488 163 Street, Surrey, BC, V4N 6K8, Strata Plan No. BCS3773, 3 levels, 54 units, built 2010. The Maple on 84th Surrey townhomes are brought to the Fleetwood community by Legendary Developments and designed by Ravbrar Design Company. With thoughtful design, Maple on 84th features include large windows to provide an abundance of natural light, hardwood laminate floors, luxurious high quality carpet, large private decks and patios perfect for entraining,

full width vanity mirror in bathrooms, private ensuite with shower and tub surround, maple shake style cabinetry throughout with stylish chrome finishes, stunning solid granite countertops, stainless steel appliances, track lighting, pot lights and much more. All Surrey townhomes have the National Home Warranty and Rain Screen technology. MAPLE on 84th is managed by Davin Management 604-594-5643.

Maple on 84th townhomes are located in the heart of Fleetwood community with easy access to public transit, minutes to all major commuting routes (Fraser Hwy, Hwy 1, Hwy 10, Hwy 15), and walking distance to primary and secondary schools. The large Surrey Sports and Leisure Complex also feature such things as workout gym, swimming, and ice skating facilities. Maple on 84th stands apart inside and out.. come discover for yourself.

Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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