

BUILDING BROCHURE

MAPLE COURT - 16016 82ND BUILDING

16016 82nd Ave. · Surrey, BC V4N 0N7 · Fleetwood Tynehead





2 FOR SALE
FROM \$799,900

12-MO SOLD TREND
11.2

Unit Mix

3 Bedroom

20 units

1,546 – 1,704 sf

from \$581,000

For Sale in Maple Court - 16016 82nd Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$809,900	3 / 3	1704 sf	\$475	41 16016 82 AVENUE
\$799,900	3 / 3	1643 sf	\$487	55 16016 82 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$835,000	3 / 3ba	1550 sf	\$539	2025-03-08
\$833,000	3 / 3ba	1565 sf	\$532	2025-01-20
\$835,000	3 / 3ba	1550 sf	\$539	2024-08-11
\$890,000	3 / 3ba	1590 sf	\$560	2024-05-31

Value & Financing

Price Positioning

\$481 /sq ft

Active listings here average **\$481/sf** vs **\$652/sf** across Fleetwood Tynehead.

Mortgage Snapshot

\$3,831 /mo

Entry price (from) **\$799,900**
20% down payment **\$159,980**

26% below area average

Rate / amortization

5.24% · 25 yr

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

YEAR BUILT 1994	LEVELS 2	SUITES 58	CONSTRUCTION Frame
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata		STRATA PLAN LMS1308

Overview

Maple Court - 16016 82 Avenue Surrey, BC V3S 8M3, LMS1308 - located at the corner of 82 Avenue and 160 Street in the desirable Fleetwood neighbourhood in Surrey. Maple Court is a family oriented community that offers 58 beautiful homes built in 1994, in a complex that is well maintained and managed by Park Place 604-271-7788. This townhome complex is situated close to transit, Walnut Road Elementary, Fleetwood Park Secondary, IGA, restaurants, shopping, Shoppers Drug Mart, Starbucks, Save-on-Foods, parks, recreation, golf courses and more! Quick access to highways allows an easy commute to surrounding destinations including Langley, Downtown Vancouver and YVR. Residents at Maple Court can enjoy a common clubhouse and tennis court within the complex. Most homes feature a single garage with one additional parking spot in front of unit, three bedrooms, 2 1/2 bathrooms, sound barriers between floors and quality steel frame construction. Residents have privacy with fenced yards and patios that are perfect for entertainment and relaxing. The Maple Court community is safe, quiet and central - a great place to raise your family!

Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Garden
- ✓ Playground

Maintenance Fees Include

- ✓ Gardening
- ✓ Management

Location



Les Twarog

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scan or call