



Presented by:
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Active
R3025125
 Board: F
 Townhouse

107 12040 68 AVENUE

Surrey
 West Newton
 V3W 1P5

Residential Attached

\$969,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$969,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2005
Frontage(feet):	Bathrooms: 3	Age: 20
Frontage(metres):	Full Baths: 3	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,616.68
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 026-446-570	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: TERRANE		
First Nation Reserv...		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Grge/Double Tandem**
 Dist. to Public Transit: **600m** Dist. to School Bus: **850m**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Carpet**

Legal: **STRATA LOT 161, PLAN BCS862, SECTION 18, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Exercise Centre, In Suite Laundry, Playground**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): **697**
 Finished Floor (Above): **708**
 Finished Floor (AbvMain2): **639**
 Finished Floor (Below): **87**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,131 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,131 sq. ft.**

Units in Development:
 Exposure: **South**
 Mgmt. Co's Name: **Dwell Property Mngmt**
 Maint Fee: **\$490.13**
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata:
 Storeys in Building:
 Mgmt. Co's #: **604-821-2999**
 Council/Park Apprv?:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht:
 # of Kitchens: **1**

of Levels: **3**
 # of Rooms: **11**

Bylaws Restrictions: **Pets Allowed w/Rest.**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'3 x 16'10	Abv Main 2	Bedroom	18'3 x 10'0	1	Above	4	Yes
Main	Dining Room	11'9 x 11'3	Below	Foyer	3'4 x 9'6	2	Above	4	No
Main	Kitchen	11'9 x 14'9	Below	Storage	3'6 x 7'2	3	Abv Main 2	3	No
Main	Eating Area	6'6 x 9'7			x	4			
Above	Primary Bedroom	12'3 x 16'11			x	5			
Above	Bedroom	8'5 x 9'9			x	6			
Above	Bedroom	9'6 x 12'6			x	7			
Abv Main 2	Family Room	12'3 x 19'2			x	8			

Listing Broker(s): **Oakwyn Realty Ltd.**

This is the one! Fall in love with this beautifully updated 4-bed, 3-bath townhome offering nearly 2,200 sqft of well-designed living. The heart of the home opens to a walk-out, sun-filled yard—perfect for morning coffee or evening gatherings. The main floor features rich hardwood floors and a reimaged kitchen with quality cabinets, quartz counters, a sleek backsplash, and curated lighting. Two primary suites, a generous rec room, and a smart, family-friendly layout provide space and flexibility. Set in a quiet enclave, just steps from Watershed and Boundary Parks, shops, and sought-after Cougar Canyon Elementary and Seaquam Secondary schools. An oversized tandem garage and two private outdoor spaces add to the appeal.