## 2050 165B STREET SURREY

Grandview Surrey, V3Z 1B9

Depth/Size (ft):	73.17	Bedrooms:	4	Approx. Year Buil	t: 2022	2
rontage (ft):	30.75	Bathrooms:	5	Age:	2	
ot Area: (sq.ft.)	4,005.00	Full Baths:	4	Zoning:	RF12	2
lood Plain:		Half Baths:	1	Gross Taxes:	\$7,07	74.54
lear Yard Exp:				For Tax Year:	2023	1
/iew:	No			P.I.D.:	030-	151-112
ityle of Home:	2 Storey w/Bsmt.,3 Sto	orev	Parking:	Total: 6 - Covered:	2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Fibre Cement Board,Stone,Wood		Parking Access:	Front		
oundation:	, -		Parking:	Garage; Double,O	pen	
Rain Screen:			Locker:		r - ·	
Renovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Propane Gas		Distance to:			
Vater Supply:	City/Municipal	,	Title to Land:	Freehold NonStrat	а	
uel/Heating:	Forced Air,Natural Gas	\$	Property Disc:	Yes	~	
Outdoor Area:	Fenced Yard,Patio(s) &		PAD Rental:	100		
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Hardwood,Mixed,Tile,	Carnet	Fixtures Rmvd:			
/iew:	No					
	No					
View: Mgmt. Company: Complex / Subdiv:	No					
Mgmt. Company: Complex / Subdiv:		Natural Gas Sanitary Sewer Storr	1 Sewer			
Mgmt. Company: Complex / Subdiv: Services Connected:	Community,Electricity,	Natural Gas, Sanitary Sewer, Storr		30		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Community,Electricity, LOT 30 SECTION 13	TOWNSHIP 1 NEW WESTMINST		30		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Community,Electricity, LOT 30 SECTION 13 Air Cond./Central,In S	TOWNSHIP 1 NEW WESTMINST Guite Laundry	ER DISTRICT PLAN EPP687	30		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Community,Electricity, LOT 30 SECTION 13 Air Cond./Central,In S Central Location,Priva	TOWNSHIP 1 NEW WESTMINST suite Laundry ate Yard,Recreation Nearby,Shopp	ER DISTRICT PLAN EPP687		Vacuum - Boug	abod In
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Community,Electricity, LOT 30 SECTION 13 Air Cond./Central,In S Central Location,Priva	TOWNSHIP 1 NEW WESTMINST Guite Laundry	ER DISTRICT PLAN EPP687		y,Vacuum - Roug	ihed In
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Community,Electricity, LOT 30 SECTION 13 Air Cond./Central,In S Central Location,Priva Air Conditioning,ClthW	TOWNSHIP 1 NEW WESTMINST Guite Laundry ate Yard,Recreation Nearby,Shopp Vsh/Dryr/Frdg/Stve/DW,Drapes/W	ER DISTRICT PLAN EPP687		y,Vacuum - Roug	hed In
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Community,Electricity, LOT 30 SECTION 13 Air Cond./Central,In S Central Location,Priva	TOWNSHIP 1 NEW WESTMINST Guite Laundry ate Yard,Recreation Nearby,Shopp Vsh/Dryr/Frdg/Stve/DW,Drapes/W	ER DISTRICT PLAN EPP687		y,Vacuum - Roug	ihed In
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Community,Electricity, LOT 30 SECTION 13 <sup>-</sup> Air Cond./Central,In S Central Location,Priva Air Conditioning,ClthW Royal LePage Brent F	TOWNSHIP 1 NEW WESTMINST Guite Laundry ate Yard,Recreation Nearby,Shopp Vsh/Dryr/Frdg/Stve/DW,Drapes/W	ER DISTRICT PLAN EPP687		y,Vacuum - Roug Dimena	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Community,Electricity, LOT 30 SECTION 13 <sup>-</sup> Air Cond./Central,In S Central Location,Priva Air Conditioning,ClthW Royal LePage Brent F <b>Type</b> Living Room	TOWNSHIP 1 NEW WESTMINST suite Laundry ate Yard,Recreation Nearby,Shopp Vsh/Dryr/Frdg/Stve/DW,Drapes/W Roberts Realty	ER DISTRICT PLAN EPP6873 ing Nearby ndow Coverings,Garage Doo	r Opener,Microwave,Pantr		sions
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Community,Electricity, LOT 30 SECTION 13 <sup>-</sup> Air Cond./Central,In S Central Location,Priva Air Conditioning,ClthW Royal LePage Brent F	TOWNSHIP 1 NEW WESTMINST suite Laundry ate Yard,Recreation Nearby,Shopp Vsh/Dryr/Frdg/Stve/DW,Drapes/W Roberts Realty <b>Dimensions</b>	ER DISTRICT PLAN EPP6873 ing Nearby ndow Coverings,Garage Doo <b>Floor</b>	r Opener,Microwave,Pantry Type	Dimen	sions 0
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s):	Community,Electricity, LOT 30 SECTION 13 <sup>-</sup> Air Cond./Central,In S Central Location,Priva Air Conditioning,ClthW Royal LePage Brent F <b>Type</b> Living Room	TOWNSHIP 1 NEW WESTMINST Buite Laundry ate Yard,Recreation Nearby,Shopp Vsh/Dryr/Frdg/Stve/DW,Drapes/W Roberts Realty <b>Dimensions</b> 18'8 x 14'9	ER DISTRICT PLAN EPP6873 ing Nearby indow Coverings,Garage Doo Floor Above	r Opener,Microwave,Pantry <b>Type</b> Laundry	<b>Dimen</b> : 9'0 x 6'	<b>sions</b> 0 0'1
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Community,Electricity, LOT 30 SECTION 13 Air Cond./Central,In S Central Location,Priva Air Conditioning,ClthW Royal LePage Brent R Type Living Room Dining Room	TOWNSHIP 1 NEW WESTMINST suite Laundry ate Yard,Recreation Nearby,Shopp Vsh/Dryr/Frdg/Stve/DW,Drapes/W Roberts Realty <b>Dimensions</b> 18'8 x 14'9 15'4 x 9'10	ER DISTRICT PLAN EPP6873 ing Nearby ndow Coverings,Garage Doo Floor Above Below	r Opener,Microwave,Pantry <b>Type</b> Laundry Bedroom	<b>Dimen</b> : 9'0 × 6' 9'8 × 10	<b>sions</b> 0 0'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main Main Main	Community,Electricity, LOT 30 SECTION 13 Air Cond./Central,In S Central Location,Priva Air Conditioning,ClthW Royal LePage Brent R Type Living Room Dining Room Kitchen	TOWNSHIP 1 NEW WESTMINST suite Laundry ate Yard,Recreation Nearby,Shopp Vsh/Dryr/Frdg/Stve/DW,Drapes/W Roberts Realty <b>Dimensions</b> 18'8 x 14'9 15'4 x 9'10 17'10 x 8'7	ER DISTRICT PLAN EPP6873 ing Nearby ndow Coverings,Garage Doo Floor Above Below	r Opener,Microwave,Pantry <b>Type</b> Laundry Bedroom	<b>Dimen</b> : 9'0 × 6' 9'8 × 10	<b>sions</b> 0 0'1
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Above	Community,Electricity, LOT 30 SECTION 13 Air Cond./Central,In S Central Location,Priva Air Conditioning,ClthW Royal LePage Brent F Type Living Room Dining Room Kitchen Office	TOWNSHIP 1 NEW WESTMINST suite Laundry ate Yard,Recreation Nearby,Shopp Vsh/Dryr/Frdg/Stve/DW,Drapes/W Roberts Realty Dimensions 18'8 x 14'9 15'4 x 9'10 17'10 x 8'7 11'0 x 10'8	ER DISTRICT PLAN EPP6873 ing Nearby ndow Coverings,Garage Doo Floor Above Below	r Opener,Microwave,Pantry <b>Type</b> Laundry Bedroom	<b>Dimen</b> : 9'0 × 6' 9'8 × 10	<b>sions</b> 0 0'1
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Main Main Main Main Above Above	Community,Electricity, LOT 30 SECTION 13 Air Cond./Central,In S Central Location,Priva Air Conditioning,ClthW Royal LePage Brent R Type Living Room Dining Room Kitchen Office Primary Bedroom	TOWNSHIP 1 NEW WESTMINST suite Laundry ate Yard,Recreation Nearby,Shopp Vsh/Dryr/Frdg/Stve/DW,Drapes/W Roberts Realty Dimensions 18'8 x 14'9 15'4 x 9'10 17'10 x 8'7 11'0 x 10'8 14'0 x 15'4	ER DISTRICT PLAN EPP6873 ing Nearby ndow Coverings,Garage Doo Floor Above Below	r Opener,Microwave,Pantry <b>Type</b> Laundry Bedroom	<b>Dimen</b> : 9'0 × 6' 9'8 × 10	<b>sions</b> 0 0'1
Agmt. Company: Complex / Subdiv: Gervices Connected: egal: Amenities: Gite Influences: Geatures: Bylaw Restric: Listing Broker(s): loor lain lain lain lain bove bove bove	Community,Electricity, LOT 30 SECTION 13 Air Cond./Central,In S Central Location,Priva Air Conditioning,ClthW Royal LePage Brent F Type Living Room Dining Room Kitchen Office Primary Bedroom Bedroom Bedroom 1,169 sqft	TOWNSHIP 1 NEW WESTMINST Buite Laundry ate Yard,Recreation Nearby,Shopp Vsh/Dryr/Frdg/Stve/DW,Drapes/W Roberts Realty Dimensions 18'8 x 14'9 15'4 x 9'10 17'10 x 8'7 11'0 x 10'8 14'0 x 15'4 10'0 x 10'8 10'8 x 10'9 # Of Rooms:	ER DISTRICT PLAN EPP6873 ing Nearby indow Coverings,Garage Doo Floor Above Below Below Below 10	r Opener,Microwave,Pantry <b>Type</b> Laundry Bedroom Living Room Bathroom Floor	Dimen: 9'0 × 6' 9'8 × 10 18'9 × 9 # of Pieces	sions 0 0'1 9'4 Ensuite?
Agmt. Company: complex / Subdiv: services Connected: egal: menities: Site Influences: reatures: Bylaw Restric: isting Broker(s): loor lain lain lain lain lain bove bove bove bove bove	Community,Electricity, LOT 30 SECTION 13 <sup>-</sup> Air Cond./Central,In S Central Location,Priva Air Conditioning,ClthW Royal LePage Brent F Type Living Room Dining Room Kitchen Office Primary Bedroom Bedroom Bedroom 1,169 sqft 1,020 sqft	TOWNSHIP 1 NEW WESTMINST Buite Laundry ate Yard,Recreation Nearby,Shopp Vsh/Dryr/Frdg/Stve/DW,Drapes/W Roberts Realty Dimensions 18'8 x 14'9 15'4 x 9'10 17'10 x 8'7 11'0 x 10'8 14'0 x 15'4 10'0 x 10'8 10'8 x 10'9	ER DISTRICT PLAN EPP6873 ing Nearby ndow Coverings,Garage Doo Floor Above Below Below 10 1	r Opener,Microwave,Pantry <b>Type</b> Laundry Bedroom Living Room	<b>Dimen:</b> 9'0 × 6' 9'8 × 10 18'9 × 9	<b>sions</b> 0 0'1 9'4
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main Main Main	Community,Electricity, LOT 30 SECTION 13 Air Cond./Central,In S Central Location,Priva Air Conditioning,ClthW Royal LePage Brent F Type Living Room Dining Room Kitchen Office Primary Bedroom Bedroom Bedroom 1,169 sqft	TOWNSHIP 1 NEW WESTMINST Buite Laundry ate Yard,Recreation Nearby,Shopp Vsh/Dryr/Frdg/Stve/DW,Drapes/W Roberts Realty Dimensions 18'8 x 14'9 15'4 x 9'10 17'10 x 8'7 11'0 x 10'8 14'0 x 15'4 10'0 x 10'8 10'8 x 10'9 # Of Rooms:	ER DISTRICT PLAN EPP6873 ing Nearby indow Coverings,Garage Doo Floor Above Below Below Below 10	r Opener,Microwave,Pantry <b>Type</b> Laundry Bedroom Living Room Bathroom Floor	Dimen: 9'0 × 6' 9'8 × 10 18'9 × 9 # of Pieces	sions 0 0'1 9'4 Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor lain lain lain lain lain lain lain lain	Community,Electricity, LOT 30 SECTION 13 <sup>-</sup> Air Cond./Central,In S Central Location,Priva Air Conditioning,ClthW Royal LePage Brent F Type Living Room Dining Room Kitchen Office Primary Bedroom Bedroom Bedroom 1,169 sqft 1,020 sqft	TOWNSHIP 1 NEW WESTMINST suite Laundry ate Yard,Recreation Nearby,Shopp Vsh/Dryr/Frdg/Stve/DW,Drapes/W Roberts Realty Dimensions 18'8 x 14'9 15'4 x 9'10 17'10 x 8'7 11'0 x 10'8 14'0 x 15'4 10'0 x 10'8 10'8 x 10'9 # Of Rooms: # Of Kitchens:	ER DISTRICT PLAN EPP6873 ing Nearby ndow Coverings,Garage Doo Floor Above Below Below 10 1	r Opener,Microwave,Pantry Type Laundry Bedroom Living Room Bathroom Floor Main	<b>Dimen</b> 9'0 x 6' 9'8 x 10 18'9 x 9 <b># of Pieces</b> 2	sions 0 2'1 3'4 <b>Ensuite?</b> No
Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Features: Bylaw Restric: isting Broker(s): loor lain lain lain lain bove bove bove bove bove inished Floor (Main): inished Floor (Below): inished Floor (Bsmt):	Community,Electricity, LOT 30 SECTION 13 <sup>-</sup> Air Cond./Central,In S Central Location,Priva Air Conditioning,ClthW Royal LePage Brent R Uning Room Dining Room Kitchen Office Primary Bedroom Bedroom Bedroom 1,169 sqft 1,020 sqft 493 sqft	TOWNSHIP 1 NEW WESTMINST suite Laundry ate Yard,Recreation Nearby,Shopp Vsh/Dryr/Frdg/Stve/DW,Drapes/W Roberts Realty Dimensions 18'8 × 14'9 15'4 × 9'10 17'10 × 8'7 11'0 × 10'8 14'0 × 15'4 10'0 × 15'4 10'0 × 10'8 10'8 × 10'9 # Of Rooms: # Of Kitchens: # Of Levels:	ER DISTRICT PLAN EPP6873 ing Nearby ndow Coverings,Garage Doo Floor Above Below Below 10 1 3	r Opener,Microwave,Pantry Type Laundry Bedroom Living Room Bathroom Floor Main Above	Dimen: 9'0 × 6' 9'8 × 10 18'9 × 9 <b># of Pieces</b> 2 4	sions 0 0'1 9'4 <b>Ensuite?</b> No Yes
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Filloor Main Main Main Main Main Main Main Main	Community,Electricity, LOT 30 SECTION 13 <sup>-</sup> Air Cond./Central,In S Central Location,Priva Air Conditioning,ClthW Royal LePage Brent R Type Living Room Dining Room Kitchen Office Primary Bedroom Bedroom Bedroom Bedroom 1,169 sqft 1,020 sqft 493 sqft 0 sqft	TOWNSHIP 1 NEW WESTMINST suite Laundry ate Yard,Recreation Nearby,Shopp Vsh/Dryr/Frdg/Stve/DW,Drapes/W Roberts Realty Dimensions 18'8 × 14'9 15'4 × 9'10 17'10 × 8'7 11'0 × 10'8 14'0 × 15'4 10'0 × 15'4 10'0 × 10'8 10'8 × 10'9 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	ER DISTRICT PLAN EPP6873 ing Nearby ndow Coverings,Garage Doo Floor Above Below Below 10 1 3	r Opener,Microwave,Pantry Type Laundry Bedroom Living Room Bathroom Floor Main Above Above	<b>Dimen</b> 9'0 × 6' 9'8 × 10 18'9 × 5 <b># of Pieces</b> 2 4 5	sions 0 0'1 9'4 <b>Ensuite?</b> No Yes Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Community,Electricity, LOT 30 SECTION 13 Air Cond./Central,In S Central Location,Priva Air Conditioning,ClthW Royal LePage Brent F Type Living Room Dining Room Kitchen Office Primary Bedroom Bedroom Bedroom Bedroom 1,169 sqft 1,020 sqft 493 sqft 0 sqft 2,682 sqft	TOWNSHIP 1 NEW WESTMINST suite Laundry ate Yard,Recreation Nearby,Shopp Vsh/Dryr/Frdg/Stve/DW,Drapes/W Roberts Realty Dimensions 18'8 × 14'9 15'4 × 9'10 17'10 × 8'7 11'0 × 10'8 14'0 × 15'4 10'0 × 10'8 10'8 × 10'9 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	ER DISTRICT PLAN EPP6873 ing Nearby ndow Coverings,Garage Doo Floor Above Below Below Below 10 1 3 Legal Suite	r Opener,Microwave,Pantry Type Laundry Bedroom Living Room Main Above Above Above	Dimens 9'0 × 6' 9'8 × 10 18'9 × 5 <b># of Pieces</b> 2 4 5 4	sions 0 0'1 9'4 <b>Ensuite?</b> No Yes Yes Yes

2 year old Foxridge Home in the desirable area of Grandview Heights in South Surrey. This gorgeous home features open concept floor plans with many upgrades (including a 1 bedroom LEGAL suite). With a welcoming foyer, open concept living/great room, dining and kitchen area this home flows well with plenty of natural light. Private Flex/Office tucked away with french doors for privacy. Hardwood floors on main level and stairs with wall to wall carpet in the bedrooms. All 3 bedrooms on the upper level have ensuites! The large Primary Bedroom has vaulted ceilings, HUGE walk in closet and faces the back of the home for maximum privacy. Laundry room on upper level with plenty of space for storage.

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