

Features of 16980 77A Avenue

A contemporary family home, built by Foxridge, with Golf Course views

Located in a cul-de-sac in a desirable Fleetwood location, backing the Surrey Golf Club

Schools: William Watson Elementary, Fleetwood Park Secondary

Fresh interior paint in 2025, with Benjamin Moore 2025 color palette, including the colour of the year, Cinnamon Slate 2113-40

Updated kitchen, with refreshed white cabinetry, new windowed refrigerator and new Bosch dishwasher

Updated bathroom vanities in both upstairs bathrooms

New carpet (2025) with soft plush underlay

2 Fireplaces, one electric and one gas

New mantle and beautiful, textured feature wall above the fireplace

Both Main Floor Living Room and Basement family room are wired for built-in speakers and home theatre setup

Outdoor speakers on the deck are wired to Home theatre

An expanded covered deck for year-round enjoyment – amazing views of the night sky for planets and stargazing. BBQ year-round.

Natural Gas outlet on Deck for BBQ, Heater or Firepit

Backyard gate to the golf course, which leads right to the free putting green

Low maintenance backyard landscaping

Fully finished basement with separate entry, bedroom and full bathroom. Suite potential (but no kitchen rough-in)

Epoxy Garage floor with stainless steel storage cabinets

EV car charger in the garage

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Built-in sprinklers with automated timers

Air conditioning and forced air heat with NEST thermostat

Spectacular views from the primary bedroom out onto the golf course with four season colour, providing serene and picturesque natuescapes

A 30-year-old eagles nest perched high above a tree just outside the south facing backyard windows with eagles that have mated for life

Automated outdoor lights for security

Christmas light switch

Built in alarm system (not being used)