

BUILDING BROCHURE

HEATHERTON - 10045 154TH BUILDING

10045 154th St. · Surrey, BC V3R 4J5 · Guildford



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1 FOR SALE
FROM \$899,990

12-MO SOLD TREND
60.4

Unit Mix

3 Bedroom

5 units
1,829 – 2,302 sf
from \$586,000

4 Bedroom

9 units
1,792 – 2,302 sf
from \$592,000

For Sale in Heatherton - 10045 154th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$899,990	4 / 3	2219 sf	\$406	25 10045 154 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$945,000	4 / 4ba	2004 sf	\$472	2023-05-05
\$869,900	4 / 3ba	1844 sf	\$472	2023-04-21
\$873,500	4 / 3ba	1803 sf	\$484	2023-02-08
\$925,000	3 / 4ba	2302 sf	\$402	2022-06-08

Value & Financing

Price Positioning

\$406 /sq ft

Active listings here average **\$406/sf** vs **\$608/sf** across Guildford.

33% below area average

Mortgage Snapshot

\$4,310 /mo

Entry price (from) **\$899,990**

20% down payment **\$179,998**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1990	LEVELS 3	SUITES 38	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3149	MANAGEMENT Fraser Campbell Property Management Ltd.

Overview

The Heatherton - 10045 154 Street, Surrey, BC V3R 4J5, Canada NWS3149. The Heatherton is located on 154th Street and 100th Avenue in a convenient neighbourhood of Surrey. Built in 1990, it offers 38 homes that are well maintained and professionally managed by Gateway: 604-531-9100. This is a prime location just minutes away from T & T supermarket, Earls restaurant, and Famous Players Theatres. Features of The Heatherton include a club house, a garden and in suite laundry. The Heatherton allows one pet with restrictions and no rentals.

Amenities & Features

- ✓ Club House
- ✓ 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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