

WINDSOR MEWS

1010 Ewen Ave. · New Westminster, BC V3M 5C9 · Queensborough



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3 FOR SALE
FROM \$828,000

2 SOLD · 12 MO
\$775,000–\$928,000



Unit Mix

2 Bedroom

3 units
1,285 – 1,362 sf
from \$608,000

3 Bedroom

22 units
1,250 – 1,809 sf
from \$608,880

For Sale in Windsor Mews & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$949,000	3 / 2	1309 sf	\$725	25 1010 EWEN AVENUE
\$849,900	3 / 3	1377 sf	\$617	25 1010 EWEN AVENUE
\$828,000	3 / 3	1809 sf	\$458	19 1010 EWEN AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$928,000	3 / 3ba	1639 sf	\$566	2026-01-13
\$775,000	3 / 3ba	1423 sf	\$545	2025-11-02
\$835,000	3 / 3ba	1398 sf	\$597	2025-02-14
\$810,000	3 / 3ba	1384 sf	\$585	2025-01-23

Value & Financing

Price Positioning

\$600 /sq ft

Active listings here average **\$600/sf** vs **\$711/sf** across Queensborough.

16% below area average

Mortgage Snapshot

\$3,966 /mo

Entry price (from)	\$828,000
20% down payment	\$165,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2004	LEVELS 3	SUITES 68	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS723	MANAGEMENT Quay Pacific Property Management Ltd

Overview

Windsor Mews at 1010 Ewen Avenue, New Westminster, BC, V3M 5C9, strata plan BCS723. This 3 level, 68 unit townhouse complex was built in 2004 and is located in the Queensborough Neighbourhood. Maintenance fee includes garbage pickup, gardening and management.

Windsor Mews is walking distance to Ryall Park and Queensborough Community Centre, Queen Elizabeth Elementary School and Queensborough Middle School. Close to Merseyside Montessori School. Close to transit, 22nd skytrain station, shopping center and Star Lite Casino.

Crossroads are Hwy 91A and Howes Street.

Amenities & Features

✓ None

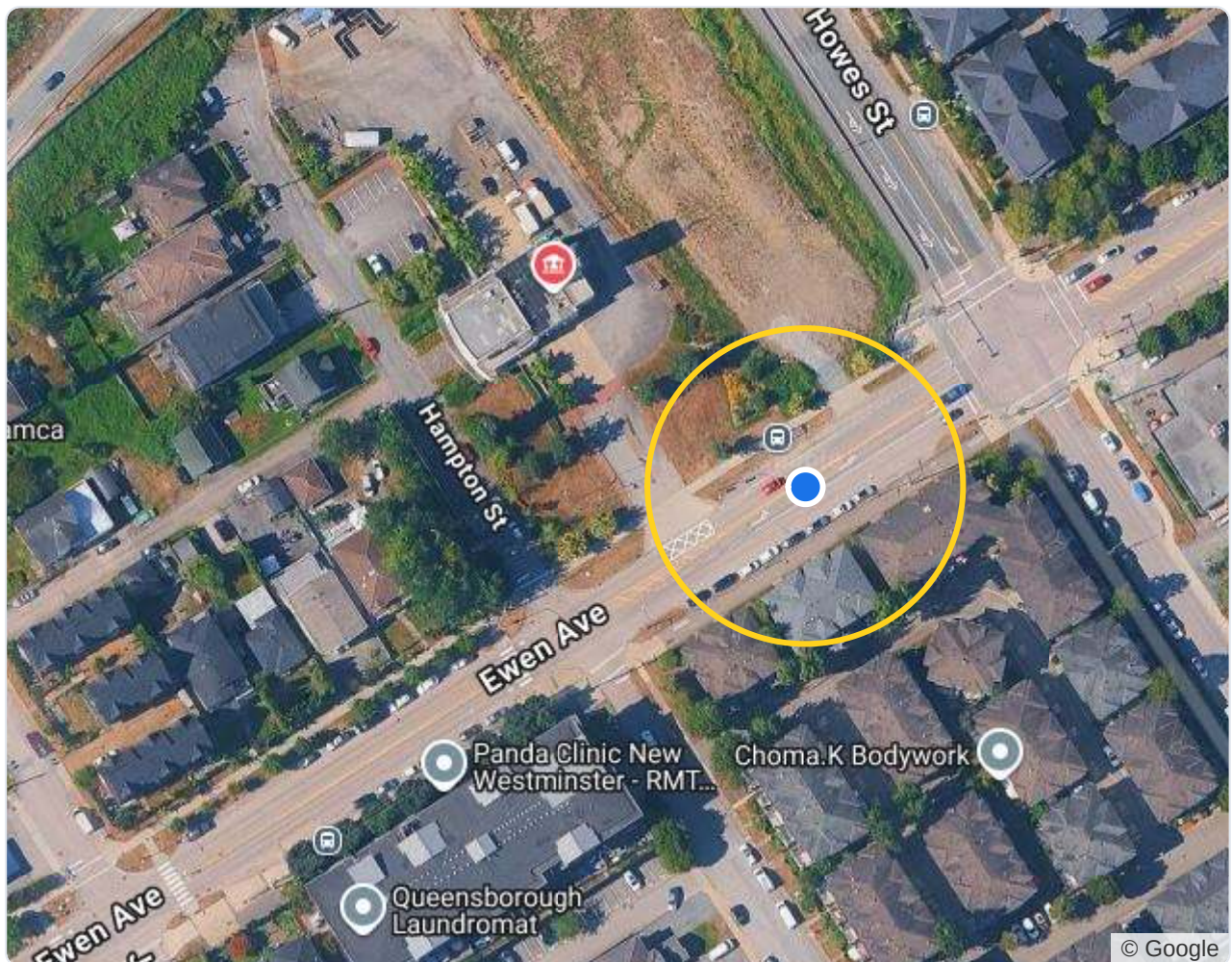
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

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