

BUILDING BROCHURE

KINGSBROOK - 10340 156TH BUILDING

10340 156th St. · Surrey, BC V3R 4L8 · Guildford



Scan to view online



2 FOR SALE
FROM \$469,900

12-MO SOLD TREND
-15.1

Unit Mix

1 Bedroom

9 units
794 – 914 sf
from \$335,000

2 Bedroom

8 units
1,085 – 1,144 sf
from \$388,000

3 Bedroom

3 units
1,731 – 1,776 sf
from \$725,000

4 Bedroom

1 unit
1,736 – 1,736 sf
from \$735,000

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



For Sale in Kingsbrook - 10340 156th Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$810,000	3 / 3	1776 sf	\$456	10 10340 156 STREET
\$469,900	1 / 1	839 sf	\$560	114 10320 156 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$477,500	1 / 1ba	859 sf	\$556	2025-09-01
\$555,000	2 / 2ba	1100 sf	\$505	2025-04-16
\$435,000	1 / 1ba	829 sf	\$525	2024-05-28
\$629,900	2 / 2ba	1133 sf	\$556	2024-02-05

Value & Financing

Price Positioning

\$508 /sq ft

Active listings here average **\$508/sf** vs **\$569/sf** across Guildford.

11% below area average

Mortgage Snapshot

\$2,250 /mo

Entry price (from) **\$469,900**

20% down payment **\$93,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1996	LEVELS 3	SUITES 72	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1660	MANAGEMENT Bayside Property Services Ltd.

Overview

Kingsbrook - 10340 156 Street Surrey, BC V3R 4L8, LMS1660 - Located in a convenient area in the Guilford neighbourhood of Surrey on 156 Street and 104 Avenue. This is a great location that is within minutes to transit, Harold Bishop Elementary, Guildford Town Centre, restaurants, Surrey Public Library, Johnston Heights Secondary, recreation, medical services, parks and more! Direct access to major transportation routes allows an easy commute to surrounding destinations including Surrey, Delta, Richmond and Downtown Vancouver. Kingsbrook is a low-rise building with

three levels and 44 beautiful apartments, as well as 28 townhomes built in 1995 by Pioneer Designs Corporation and are professionally managed. Most apartments feature spacious floor plans, 9' ceilings, bay windows, elegant tile entries, insuite laundry, cozy gas fireplaces and private balconies that overlook a courtyard and greenspace. Most townhomes feature three levels, insuite laundry, bay windows, fireplaces, private backyards with patio areas and a single garage with additional parking in the driveway. This is a well maintained complex with a new roof, windows, balconies and rainscreen in 2008 for the apartment building. Residents have storage lockers, secured underground parking, a clubhouse, common workshop, recreation room, a courtyard with manicured gardens and common walkways with seating areas to enjoy. Other features include wheelchair access, elevators and camera-surveillance security in the main lobby entrance. This is a multiple address complex that includes 10320 and 10340 156 Street. Kingsbrook offers luxury apartment and townhome living in a quiet neighbourhood in Surrey - Live here!

Amenities & Features

✓ Club House

✓ In Suite Laundry

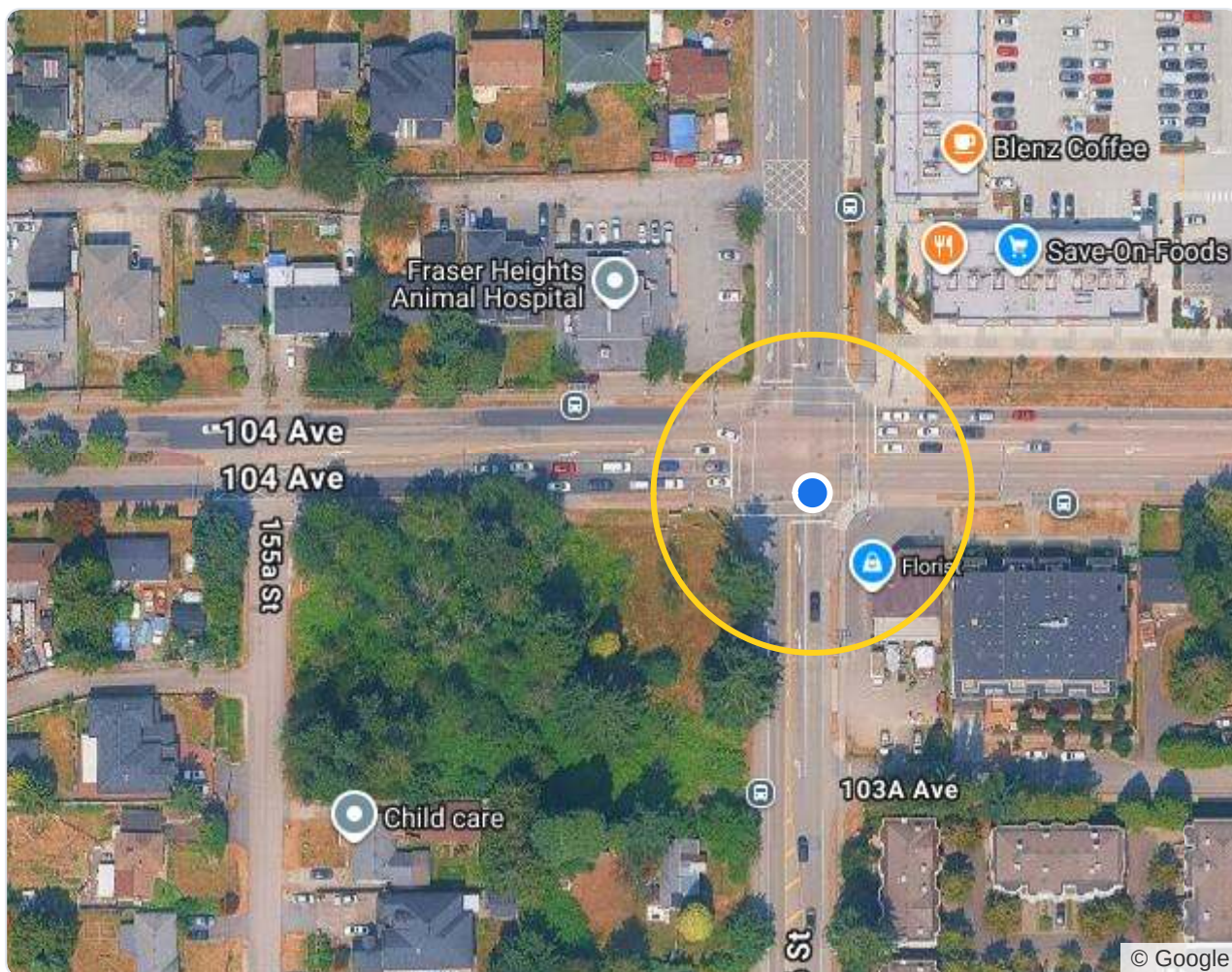
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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