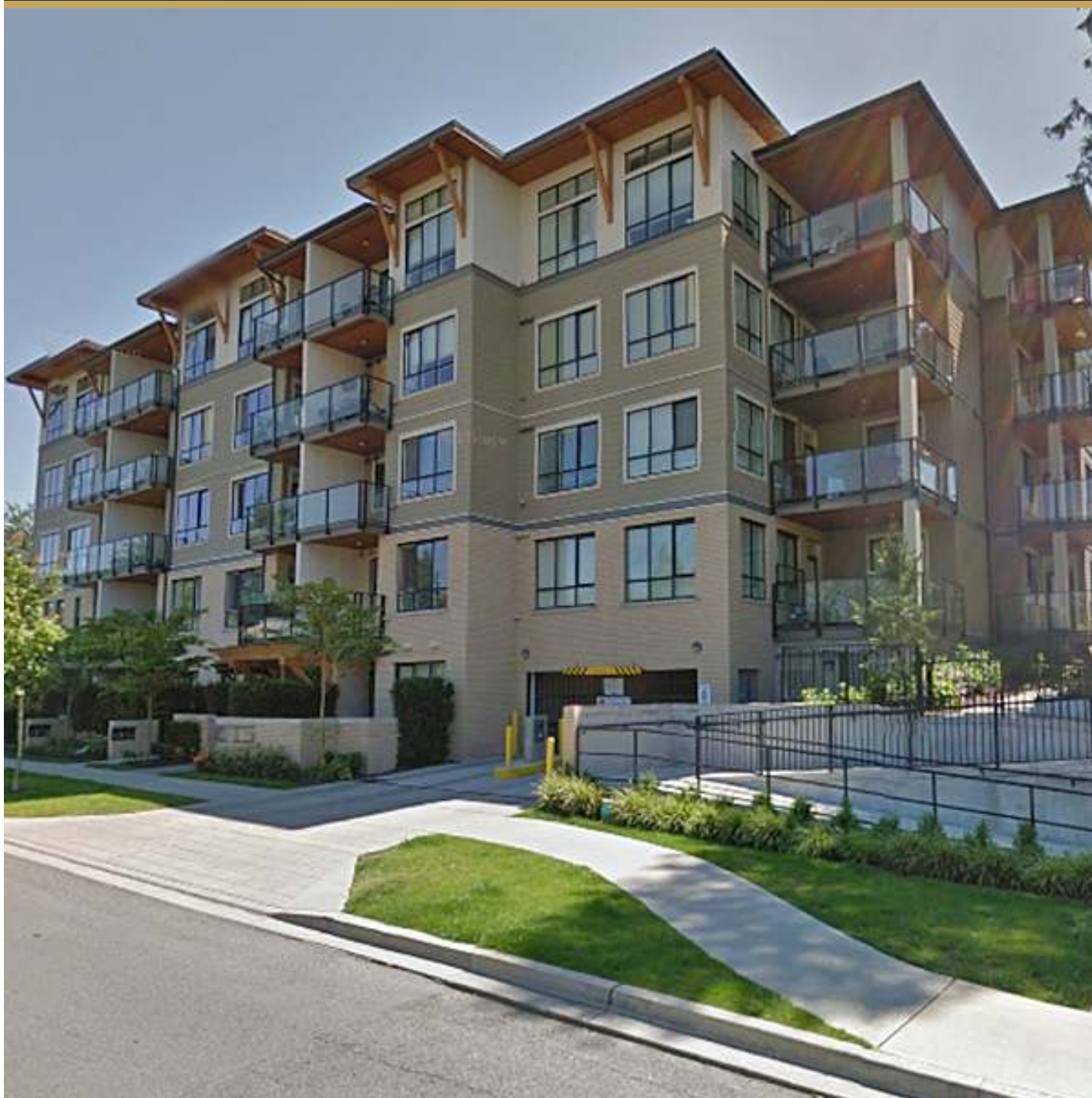


BUILDING BROCHURE

G₃ RESIDENCES - 10477 154 BUILDING

10477 154 St. · Surrey, BC V3R 4J8 · Guildford





5 FOR SALE
FROM \$379,000

6 SOLD · 12 MO
\$390,000–\$585,000



Unit Mix

Studio

1 unit
471 – 471 sf
from \$412,900

1 Bedroom

18 units
454 – 596 sf
from \$315,000

2 Bedroom

56 units
648 – 850 sf
from \$414,000

For Sale in G3 Residences - 10477 154 Building & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$568,800	2 / 2	795 sf	\$715	207 10455 154 STREET
\$549,999	2 / 2	738 sf	\$745	206 15388 105 AVENUE
\$518,000	2 / 2	756 sf	\$685	406 15388 105 AVENUE
\$388,000	1 / 1	504 sf	\$770	405 15388 105 AVENUE
\$379,000	1 / 1	504 sf	\$752	405 15388 105 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$508,000	2 / 2ba	741 sf	\$686	2026-06-29
\$518,000	2 / 2ba	720 sf	\$719	2026-05-06
\$415,000	2 / 1ba	648 sf	\$640	2026-02-21
\$390,000	1 / 1ba	535 sf	\$729	2025-11-26

Value & Financing

Price Positioning

\$734 /sq ft

Active listings here average **\$734/sf** vs **\$569/sf** across Guildford.

29% above area average

Mortgage Snapshot

\$1,815 /mo

Entry price (from) **\$379,000**

20% down payment **\$75,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2014	LEVELS 1	SUITES 155	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS1616	DEVELOPER G3 Developments
MANAGEMENT First Service Residential			

Overview

G3 Residences - 10477 154 Street, Surrey, BC V3R 4J8, 5 storeys, 155 units, built 2014 crossing roads: 104 Ave & 154 Street. Located in the heart of Surreys Guildford community, within walking distance of shopping and amenities, G3 Residences is a three low-rise project with 155 beautifully designed strata titled homes. G3 Premiere building is 5 storeys with 51 units, G3 Encore Condo building is 4 storeys with 49 units, and G3 Finale building is a 4 storey with 55 units. The developer is G3 Developments and Strategic Development and Construction Group.

Designed by award winning Focus Architects, these studio, 1 bed, 1 bed + den & 2 ed condos ranging from 444 to 821 sq. ft. reflect an urban West Coast contemporary architecture. The interiors, by Vancouver-based Christina Oberti Interior Design, have high quality finishes, with 9' ceilings, engineered laminate hardwood floors, Whirlpool stainless steel appliances, quartz countertops, glass ceramic tile backsplash, Kohler faucets, and luxury bathrooms. Floor-to-ceiling windows bring in natural light and large balconies provide extra space for outdoor living.

G3 Residences also features lush community gardens, terrace deck, a children's play area, GYM, a guest suite, and the 2,650 sq ft residents lounge which includes catering kitchen, fireplace, dining, and pool table.

Ideally situated in a quiet neighborhood only steps from the bustle of Guildford Shopping Mall, the

Guildford Recreation Centre and the Library, G3 Residences opens the doors into a world of possibilities. Enjoy living blocks to the natural amenities of Green Timbers Park and Tynehead Park yet top schools like Holly Elementary, Harold Bishop Elementary, William F Davidson Secondary, North Surrey Secondary, and SFU, Surrey Central Mall, King George SkyTrain Station, Surrey Memorial Hospital, and tones of food and restaurant options are just minutes away.

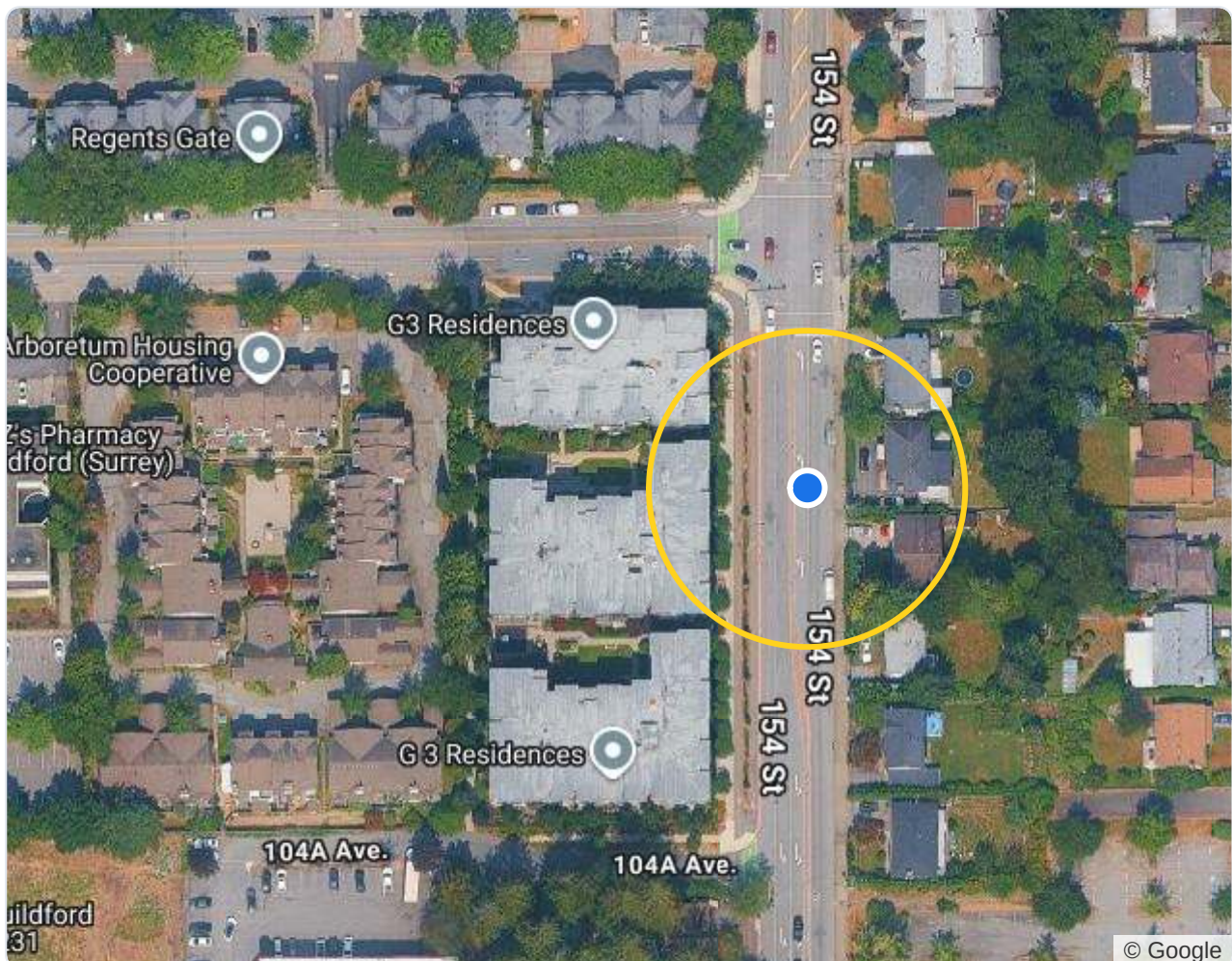
Amenities & Features

- ✓ Club House
- ✓ Garden
- ✓ Recreation Center
- ✓ Exercise Centre
- ✓ Guest Suite
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Sewer
- ✓ Water
- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Snow Removal

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call