

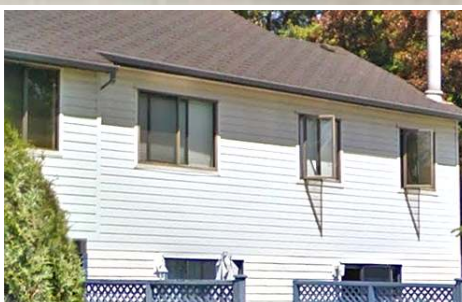
BUILDING BROCHURE

NEWTON - 13616 67 BUILDING

13616 67 Ave. · Surrey, BC V3W 6X5 · East Newton



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



9 FOR SALE
FROM \$469,000

7 SOLD · 12 MO
\$528,000–\$618,000



Unit Mix

2 Bedroom

15 units
860 – 985 sf
from \$460,000

3 Bedroom

74 units
1,111 – 1,213 sf
from \$499,000

For Sale in Newton - 13616 67 Building & Complex

9 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,000	3 / 2	1126 sf	\$621	129 13710 67 AVENUE
\$599,000	3 / 1	1145 sf	\$523	159 13750 67 AVENUE
\$598,000	3 / 1	1164 sf	\$514	77 6657 138 STREET
\$589,000	3 / 1	1126 sf	\$523	208 13632 67 AVENUE
\$550,000	3 / 2	1145 sf	\$480	32 6625 138TH STREET
\$529,000	2 / 1	886 sf	\$597	14 6609 138 STREET
\$514,898	2 / 1	890 sf	\$579	212 13632 67 AVENUE
\$499,000	2 / 1	862 sf	\$579	160 13750 67 AVENUE
\$469,000	2 / 1	904 sf	\$519	87 6665 138 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$530,000	3 / 1ba	1128 sf	\$470	2026-06-25
\$538,000	3 / 1ba	1145 sf	\$470	2026-06-01
\$528,000	3 / 1ba	1145 sf	\$461	2026-05-17
\$550,000	3 / 1ba	1148 sf	\$479	2026-05-09

Value & Financing

Price Positioning

Mortgage Snapshot

\$548 /sq ft

Active listings here average **\$548/sf** vs **\$516/sf** across East Newton.

6% above area average

\$2,246 /mo

Entry price (from) **\$469,000**

20% down payment **\$93,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1978	LEVELS 2	SUITES 252	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold		STRATA PLAN NWS1187

Overview

Hyland Creek Estates - 13616 67th Avenue, Surrey, BC, V3W 7V1. Strata Plan NWS1187.

Crossroads are 67th Avenue abd 137th Street located in Surrey. This development is 2 storeys with 251 untis. Completed 1978. Maintenance fees include garbage pickup, gardening, management and recreation facility. Multiple addresses from 13604 to 13762 67th Avenue. Features of Hyland Creek Estates include a playground, a recreation centre, storage, and an outdoor pool.

Nearby parks include Hyland Creek Park, Unwin Park and Hazelnut Meadows Community Park.

Nearby Schools are Georges Vanier Elementary School, Sullivan Heights Secondary School, Tamanawis Secondary School, Goldstone Park Elementary School, Mcleod Road Traditional Elementary School, Panorama Ridge Secondary School and Cougar Creek Elementary School.

Supermarkets and Grocery Stores nearby are Safeway Newton Town Centre Safeway Strawberry Hills, Safeway Sunshine Hills and Pet Solutions Supermarket and Grooming.

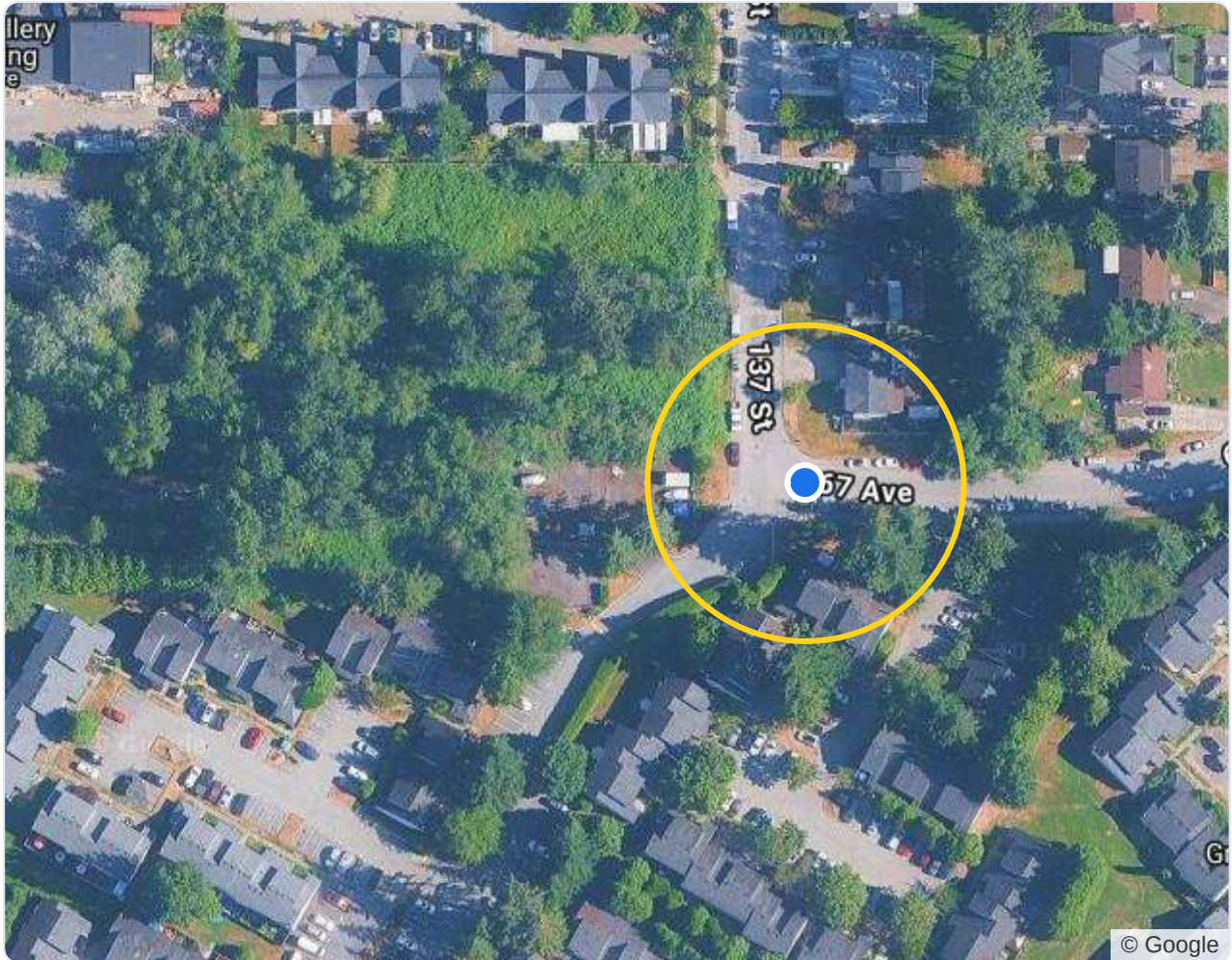
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Pool; Outdoor
- ✓ Garden
- ✓ Playground
- ✓ Recreation Center

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Recreation Facility

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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