

BUILDING BROCHURE

BALANCE - 13678 GROSVENOR BUILDING

13678 Grosvenor Rd. · Surrey, BC V3R 5E2 · Bolivar Heights



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2 FOR SALE
FROM \$250,000

12-MO SOLD TREND
-7.1

Unit Mix

Studio

30 units
300 – 420 sf
from \$232,400

1 Bedroom

4 units
420 – 500 sf
from \$298,500

2 Bedroom

1 unit
665 – 665 sf
from \$480,000

For Sale in Balance - 13678 Grosvenor Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$339,000	— / 1	420 sf	\$807	101 13678 GROSVENOR ROAD
\$250,000	— / 1	335 sf	\$746	410 13678 GROSVENOR ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$302,000	— / 1ba	309 sf	\$977	2025-05-25
\$290,000	— / 1ba	368 sf	\$788	2025-03-31
\$339,700	— / 1ba	402 sf	\$845	2024-12-12
\$347,000	— / 1ba	307 sf	\$1,130	2024-10-17

Value & Financing

Price Positioning

\$777 /sq ft

Active listings here average **\$777/sf** vs **\$790/sf** across Bolivar Heights.

2% below area average

Mortgage Snapshot

\$1,197 /mo

Entry price (from) **\$250,000**

20% down payment **\$50,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2015	LEVELS 4	SUITES 56	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2729	

Overview

Balance - by Tien Sher Homes - 13678 Grosvenor Road, Surrey, BC V3R 5E2, Canada. Balance is 4-level, with 56 units in strata and in the development. Completed 2015. Crossroads are Grosvenor Road and Whalley Blvd in Surrey. Maintenance fees include garbage pickup, gardening, hot water, management, recreation facility and snow removal. Balance is a contemporary collection of the one bedroom condos located at the gateway to Surreys new downtown core, City Centre.

Balance is a contemporary collection of the one bedroom condos located at the gateway to Surrey's new downtown core, City Centre. These Canada's smallest condos maximize every square inch to create stylish and comfortable new homes finished with 9' ceilings, Euro-inspired kitchen appliances, quartz countertops, laminate flooring, large balcony, plus every home comes with one storage locker.

Right next to Surrey Gateway SkyTrain station, BALANCE is close to Center City Shopping Center, schools, Simon Fraser University, parks and amenities.

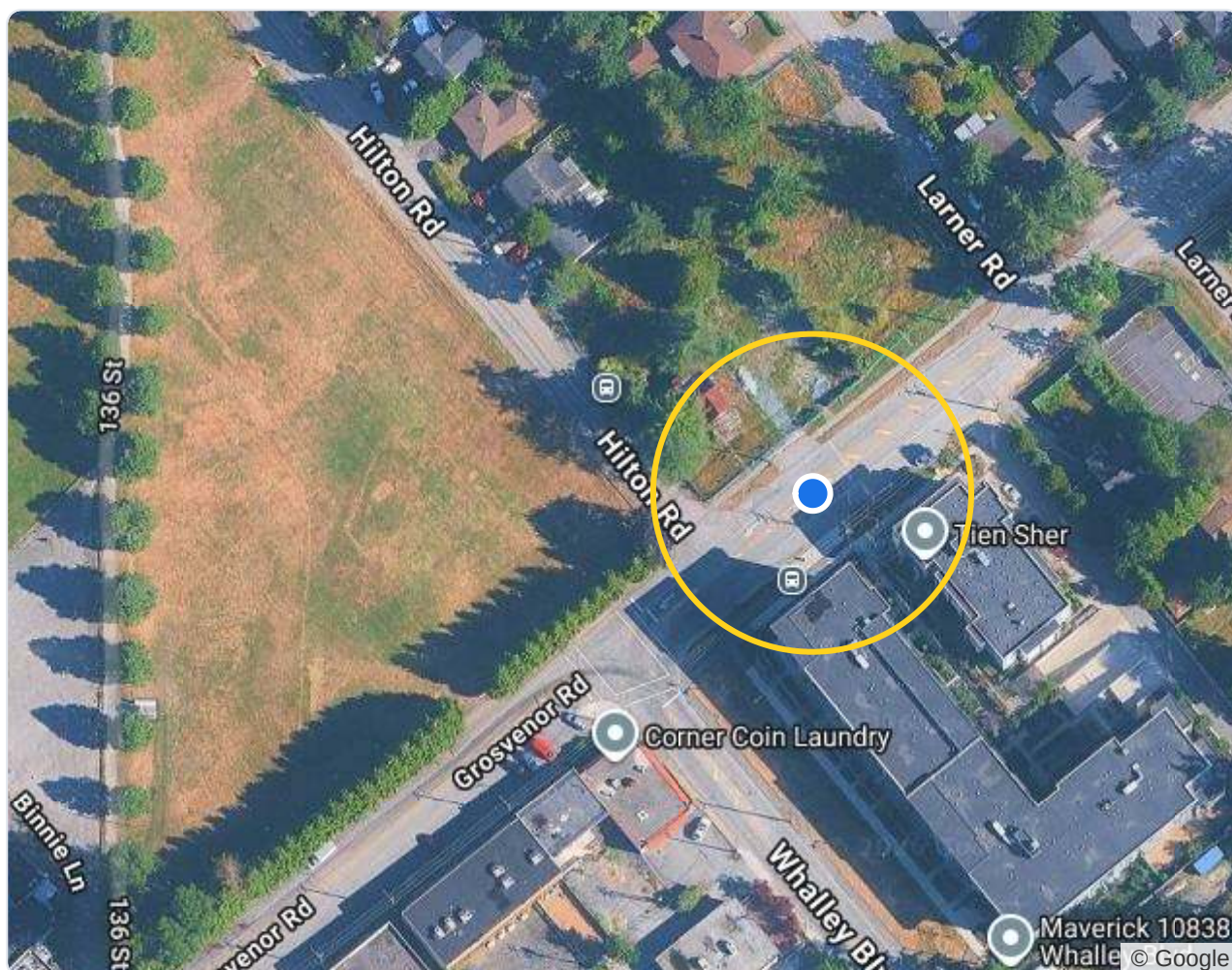
Amenities & Features

- ✓ Elevator
- ✓ Storage
- ✓ In Suite Laundry
- ✓ Wheelchair Access

Maintenance Fees Include

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

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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