

BUILDING BROCHURE

# HYLAND CREEK - 13746 67TH BUILDING

13746 67th Ave. · Surrey, BC V3W 6X6 · East Newton



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**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 Hyland Creek – 13746 67th Building & Complex

9 currently active

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

**\$548** /sq ft

Active listings here average **\$548/sf** vs **\$515/sf** across East Newton.

**6% above area average**

### Mortgage Snapshot

**\$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<br><b>1980</b> | LEVELS<br><b>2</b>                      | SUITES<br><b>252</b>          | CONSTRUCTION<br><b>Frame - Wood</b>                           |
| EXTERIOR<br><b>Vinyl</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS1187</b> | MANAGEMENT<br><b>Fraser Campbell Property Management Ltd.</b> |

## Overview

Hyland Creek Estates - 13746 67th Avenue, Surrey, BC V3W 6X6, Canada, Strata Plan NWS1187, 2 levels, 152 townhomes, built 1978 - located at the corner of King George Blvd and 68th Avenue in East Newton neighborhood of Surrey. Hyland Creek is the lifestyle community merging urban living and serene landscaping. This development consists of 152 townhomes with addresses at 13604 - 13762 67 Avenue and 100 townhomes with addresses at 6601 - 6673 138 Street.

Centrally located, these two and three bedroom townhomes ranging from 886 to 1145 square feet feature a new roof and new hot water tanks updated in 2009, newer vinyl siding completed in 2002, outdoor pool, clubhouse, RV parking, low maintenance fee, and private fenced balconies with decks. Inside, modern interiors feature large, double glazed windows, vaulted ceiling in entrance, cozy wood burning fireplaces, white appliances, and in suite laundry.



Hyland Creek is just minutes away from Safeway, The Pantry Restaurant, Kyoto Sushi Japanese, Kings Cross Medical Clinic, Hyland Elementary School, Panorama Ridge Secondary, Surrey Public Library, and Shoppers Drug Mart. Transit and major routes are close by and within walking distance. Other close by is Strawberry Hill Shopping Center, Kwantlen Polytechnic University, Watershed Park, Surrey Art Gallery and Guildford Golf & Country Club. Hyland Creek is managed by Fraser Campbell.

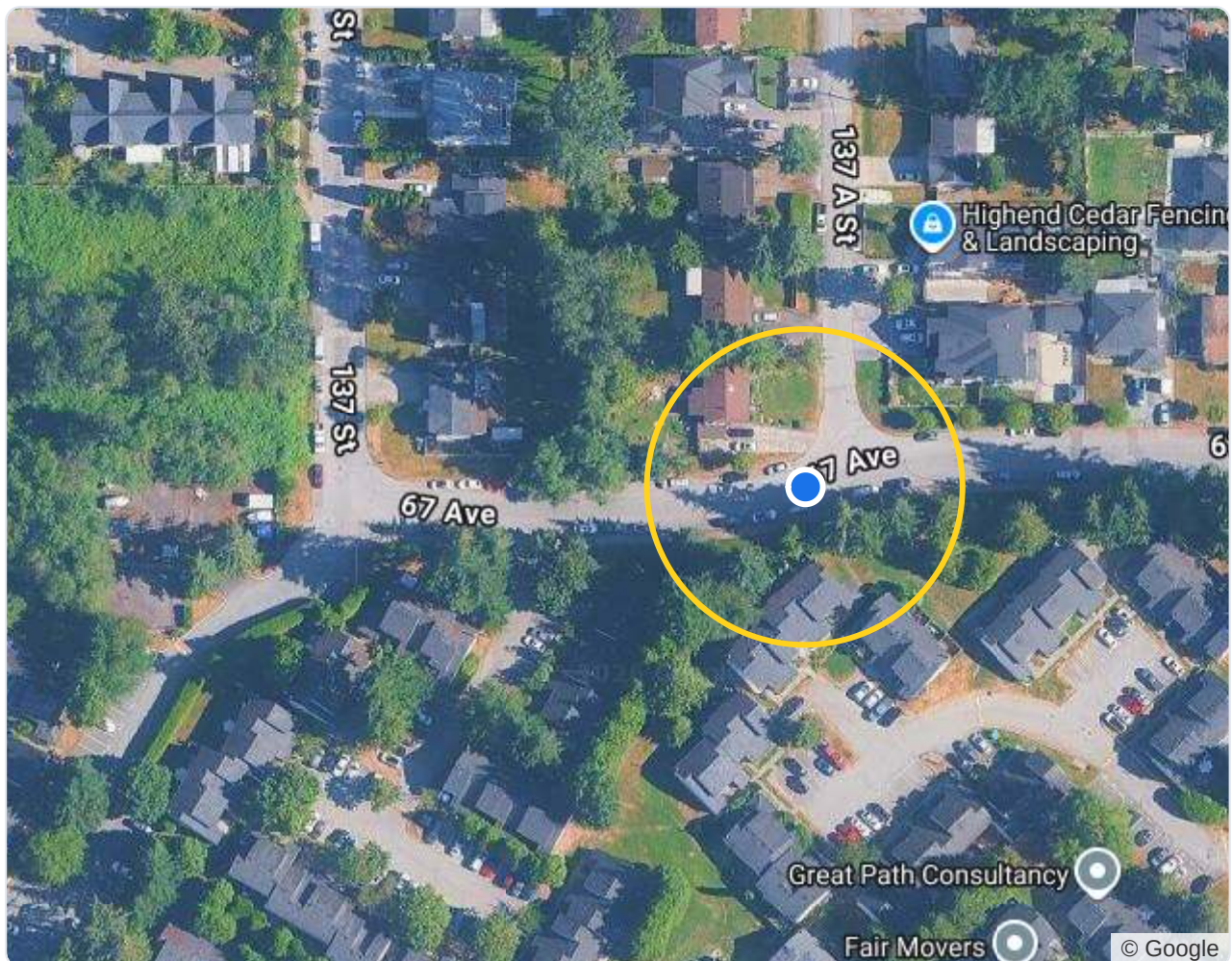
## Amenities & Features

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

## Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Recreation Facility
- ✓ Snow Removal

## Location





## Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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