

BUILDING BROCHURE

TEO

13864 Hyland Rd. · Surrey, BC V3W 2C3 · East Newton



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BC Condos & Homes Team
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3 FOR SALE
FROM \$735,000

1 SOLD · 12 MO
\$590,000–\$590,000



Unit Mix

2 Bedroom

4 units
1,240 – 1,529 sf
from \$530,500

3 Bedroom

21 units
1,363 – 1,462 sf
from \$575,000

For Sale in Teo & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$780,000	3 / 3	1406 sf	\$555	29 13864 HYLAND ROAD
\$760,900	3 / 3	1424 sf	\$534	41 13864 HYLAND ROAD
\$735,000	3 / 3	1410 sf	\$521	10 13864 HYLAND ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$590,000	2 / 3ba	1284 sf	\$460	2026-07-06
\$782,500	3 / 3ba	1436 sf	\$545	2025-01-21
\$790,000	3 / 3ba	1392 sf	\$568	2024-08-14
\$820,000	3 / 3ba	1408 sf	\$582	2024-06-17

Value & Financing

Price Positioning

\$537 /sq ft

Active listings here average **\$537/sf** vs **\$508/sf** across East Newton.

6% above area average

Mortgage Snapshot

\$3,520 /mo

Entry price (from)	\$735,000
20% down payment	\$147,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2012	LEVELS 3	SUITES 43	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS1343	DEVELOPER Alpha Beta Developments Ltd.
ARCHITECT Boldwing Continuum Architects		MANAGEMENT Self Managed	

Overview

Teo - 13864 Hyland Road, Surrey, BC V3W 2C3, Canada. Strata Plan EPS1343 - 3 levels with 43 townhomes. Completed 2013. Situated at Hyland Road and 138 Street, in the exciting Newton neighborhood of Surrey, Teo by Alpha Beta Developments Ltd. offers 43 beautifully appointed three-level townhomes with open plan designs.

Designed by Boldwing Continuum Architects, this limited collection of two and three-bedroom plus den homes ranging from 1,269 to 1,441 sq. ft. showcases Arts & Crafts-style architecture with distinctive stonework and wood shingles. Contemporary interiors boast engineered laminate flooring, cozy fireplaces, Whirlpool washer and dryer, quartz countertops, ceramic tile backsplash, sleek stainless steel appliances, contemporary cabinetry, and deluxe bathrooms with large soaker tubs, tiled walls with glass accent and Kohler faucets and fixtures. For added convenience, large private yards invite outdoor living and attached garages welcome residents of every home.

Nestled in the suburbs of Newton, Teo is minutes away from education, recreation, and urban amenities. Shopping centers nearby include Panorama Village Shopping Centre, Save-on-Foods, Costco, Safeway & The Real Canadian Superstore; recreational options include the Bell Performing Arts Centre, Newton Library, Newton Wave Pool, Sullivan Heights Park, Heritage Wood parks, Hazelnut Meadows, and Hollywood 3 Cinema. If you have children, there are top ranked schools within minutes of the TEO townhouses including M.B. Sanford Elementary, Hyland Elementary, Panorama Ridge Secondary, McLeod Road Elementary, Sullivan Heights Secondary, and Cambridge Elementary.

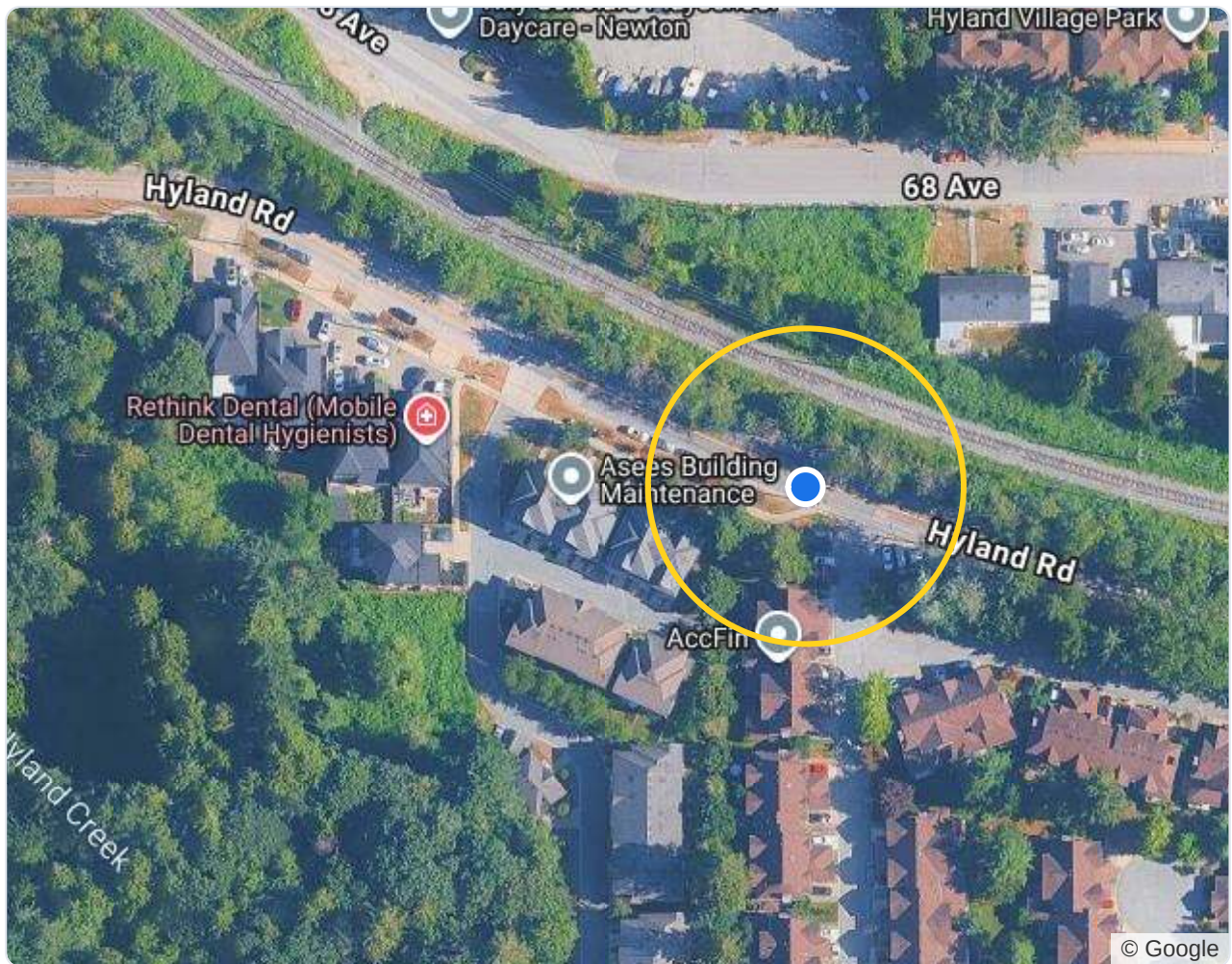
Amenities & Features

- ✓ Club House
- ✓ Garden

Maintenance Fees Include

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

Location



Les Twarog

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