

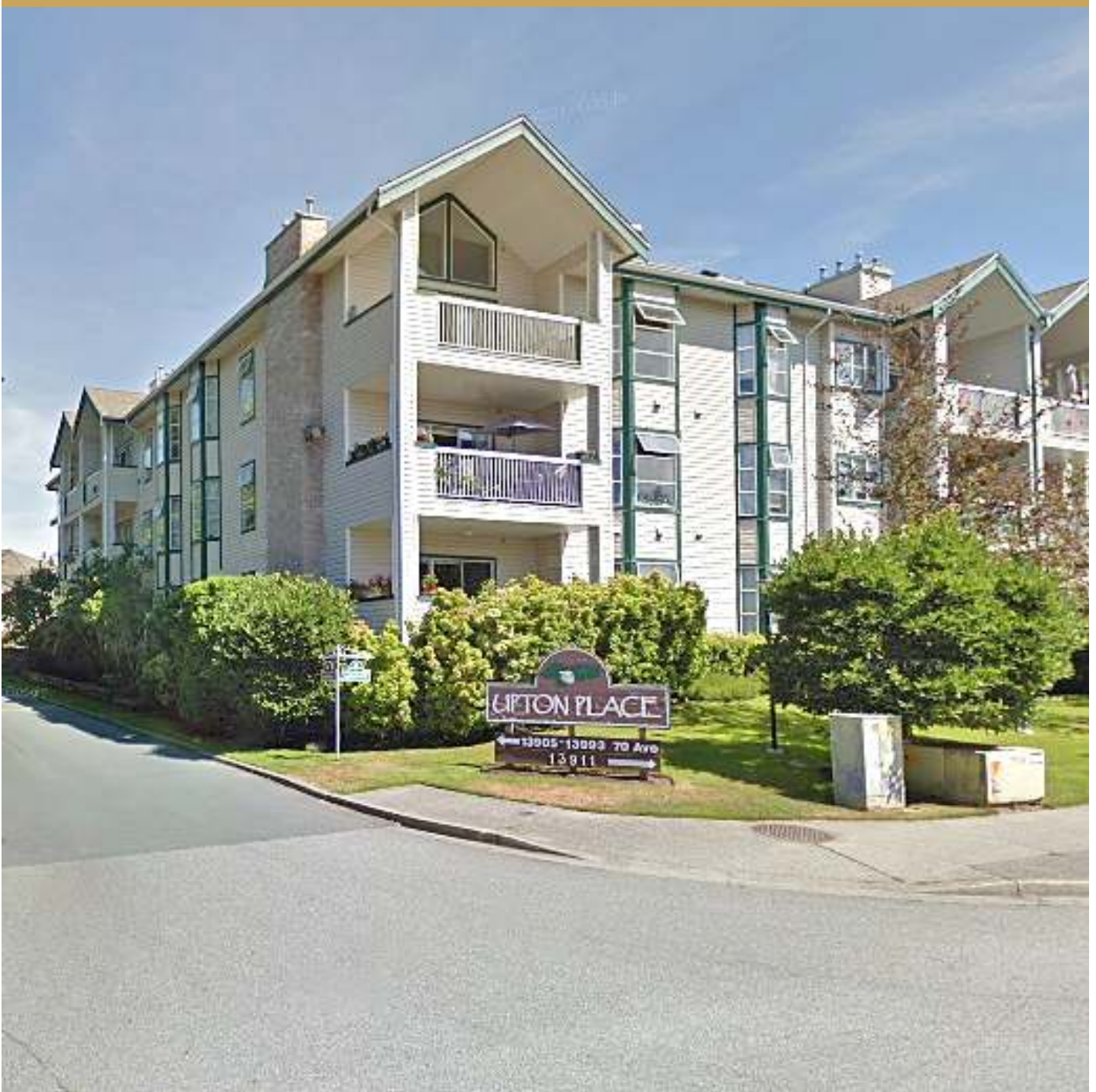
BUILDING BROCHURE

UPTON PLACE

13937 70 Ave. · Surrey, BC V3W · East Newton



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



4 FOR SALE
FROM \$599,999

4 SOLD · 12 MO
\$493,000–\$735,000



Unit Mix

1 Bedroom

3 units
877 – 900 sf
from \$315,000

2 Bedroom

22 units
1,024 – 1,575 sf
from \$390,000

3 Bedroom

14 units
1,315 – 2,052 sf
from \$465,000

4 Bedroom

13 units
1,938 – 2,027 sf
from \$574,000

For Sale in Upton Place & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$729,900	3 / 2	1887 sf	\$387	4 13919 70 AVENUE
\$720,000	4 / 4	1991 sf	\$362	3 13981 70 AVENUE
\$699,000	3 / 2	1951 sf	\$358	1 13925 70 AVENUE
\$599,999	3 / 2	1353 sf	\$443	320 13911 70 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$513,000	2 / 2ba	1244 sf	\$412	2026-05-16
\$493,000	2 / 2ba	1024 sf	\$481	2026-04-18
\$621,000	3 / 2ba	1525 sf	\$407	2025-11-16
\$735,000	4 / 4ba	2027 sf	\$363	2025-09-10

Value & Financing

Price Positioning

\$388 /sq ft

Active listings here average **\$388/sf** vs **\$505/sf** across East Newton.

23% below area average

Mortgage Snapshot

\$2,874 /mo

Entry price (from) **\$599,999**

20% down payment **\$120,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1989	LEVELS 2	SUITES 108	CONSTRUCTION Frame
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2616	MANAGEMENT Confidential

Overview

Upton Place South. 13937 70th Ave, Surrey, V3W 0A2 2 Levels, 48 Suites. Built 1989, Construction: Frame - Wood, Units in Strata: 108, No. Pets: , 1 Dogs: , 1 Cats: , Strata No: NWS2903. A security gated townhouse complex with 58 homes at 13905 - 13993 70th Avenue in East Newton area of Surrey. Complex has great amenities with outdoor swimming pool, tennis court, hot tub, children playground, guest suite and well-equipped clubhouse. One dog or one cat is allowed, provided they are a maximum of 18" at the shoulder. Canterbury Green at 13911 70th Avenue, with 81 condominiums, is also part of the same strata plan. Tudor Park at 13918 72nd Avenue, with 60 condominium units, is also part of the same strata. Cross road 138th St., and 70th Ave.

Amenities & Features

- ✓ Club House
- ✓ Guest Suite
- ✓ Playground
- ✓ Recreation Center
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Pool; Outdoor
- ✓ Tennis Court(s)

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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