

BUILDING BROCHURE

UPTON PLACE - 13981 70TH BUILDING

13981 70th Ave. · Surrey, BC V3W 0J8 · East Newton



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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 - 13981 70th Building & 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

Mortgage Snapshot

\$388 /sq ft

Active listings here average **\$388/sf** vs **\$503/sf** across East Newton.

23% below area average

\$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 1987	LEVELS 3	SUITES 58	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2616	MANAGEMENT Confidential

Overview

Upton Place South - 13981 70th Ave, Surrey, BC V3W 0J8, Strata Plan NWS2616, 3 Levels, 58 townhomes, Built 1987, Cross road 138th Street and 70th Avenue. Tucked next to a forested green space just steps from a Hazelnut Meadows Park, you'll find Upton Place South, a gated townhome community at the most vibrant neighborhood of East Newton in North Surrey. The complex includes Upton Place South, a 58 townhouse project at 13905 - 13993 70th Avenue, and Canterbury Green, an 81 unit condominium project at 13911 70th Avenue.

These two and three bedroom town homes feature a new roof, new balconies, and new exterior painting in 2008. Inside, each home features large windows, cozy gas fireplaces, quality carpets, in suite laundry, and spacious kitchens with laminate countertops, white appliances, kitchen islands, and contemporary cabinets. Plus fully fenced and private backyards invite outdoor entertaining. Residents of Upton Place South can come together at complex resort-style amenity which includes outdoor swimming pool, tennis court, hot tub, children playground, guest suite and well-equipped clubhouse.

Upton Place South is adjacent to Hazelnut Meadows Park, across from the Surrey Public Library, blocks from Safeway, Hollywood 3 Cinema, and Hyland Elementary, and within a short drive to Super Store, Costco, Frank Hurt Secondary, Surrey Memorial Hospital, Simon Fraser University, and Central City Shopping Center.

Amenities & Features

- ✓ Club House
- ✓ Garden
- ✓ Pool; Outdoor
- ✓ Exercise Centre
- ✓ Playground
- ✓ Tennis Court(s)

Maintenance Fees Include

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

Location



Les Twarog

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