

BUILDING BROCHURE

CHESTNUT GROVE - 15868 85TH BUILDING

15868 85th Ave. · Surrey, BC V4N 0Y9 · Fleetwood Tynehead



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1 FOR SALE
FROM \$849,000

4 SOLD · 12 MO
\$790,000–\$825,000



Unit Mix

4 Bedroom

15 units
1,650 – 1,788 sf
from \$780,000

For Sale in Chestnut Grove - 15868 85th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$849,000	4 / 3	1682 sf	\$505	41 15868 85 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$790,000	4 / 3ba	1689 sf	\$468	2026-07-10
\$817,500	4 / 3ba	1756 sf	\$466	2026-05-07
\$812,000	4 / 3ba	1716 sf	\$473	2026-04-04
\$825,000	4 / 3ba	1750 sf	\$471	2025-11-21

Value & Financing

Price Positioning

\$505 /sq ft

Active listings here average **\$505/sf** vs **\$649/sf** across Fleetwood Tynehead.

22% below area average

Mortgage Snapshot

\$4,066 /mo

Entry price (from) **\$849,000**

20% down payment **\$169,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2004	LEVELS 2	SUITES 50	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS943	DEVELOPER Polygon
MANAGEMENT Crossroads Management Ltd.			

Overview

Chestnut Grove - 15868 85th Avenue, Surrey, BC V4N 0Y9, Canada. Strata Plan BCS943 - located on the corner of 85th Avenue and Venture Way in the heart of Fleetwood in Surrey. This is a central location that is close to transit, Coyote Creek Elementary, IGA, Safeway, Shoppers Drug Mart, coffee shops, medical services, restaurants, Surrey Public Library, recreation, parks, golf courses and more! Direct access to major highways allows an easy commute to Langley, Downtown Vancouver and YVR. Chestnut Grove is a duplex style townhome community suited for adults (19+) where 50 high-end homes stand. Chestnut Grove was built and perfected by Polygon in 2004 and are professionally managed by Baywest 604-591-6060. Most homes feature two levels, 9' ceilings, cozy fireplaces, large bright kitchen, insuite laundry, plenty of windows to brighten living areas, spacious floor plans and private backyards. Additional features include double garages with additional parking in the driveway, ample visitor parking throughout and a lovely common garden area. Chestnut Grove offers townhome living at it's finest!

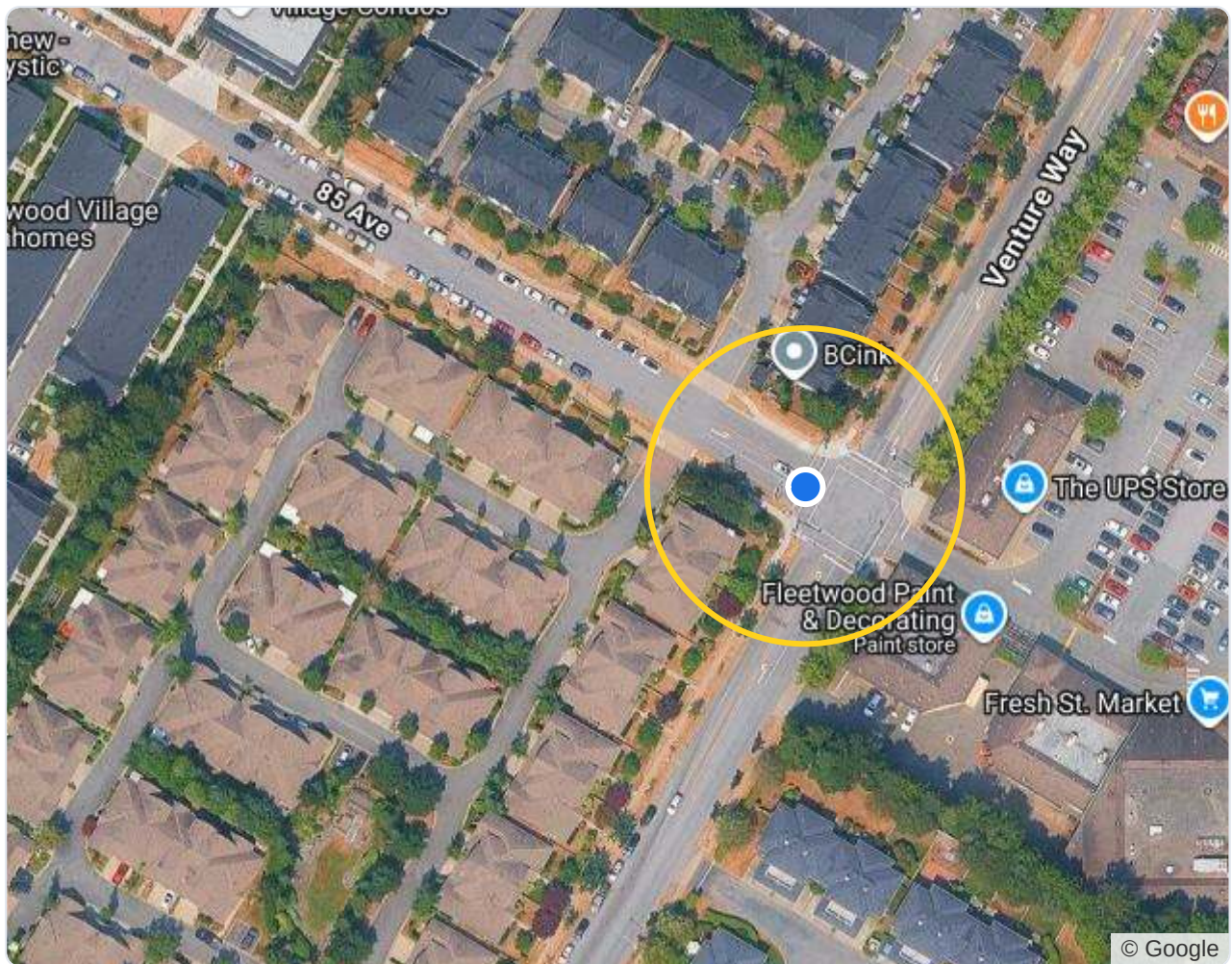
Amenities & Features

- ✓ Garden
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

604 671 7000 · les@6717000.com · bccondos.net



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