

BUILDING BROCHURE

FRANCES MANOR – 17707 57A BUILDING

17707 57A Ave. · Surrey, BC V3S 1J2 · Cloverdale BC



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3 FOR SALE
FROM \$265,000

12-MO SOLD TREND
17.2

Unit Mix

1 Bedroom

11 units

715 – 868 sf

from \$265,000

2 Bedroom

3 units

922 – 956 sf

from \$329,900

For Sale in Frances Manor - 17707 57a Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$397,500	1 / 1	838 sf	\$474	325 17707 57A AVENUE
\$329,900	2 / 1	922 sf	\$358	322 17707 57A AVENUE
\$265,000	1 / 1	844 sf	\$314	321 17707 57A AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$355,000	2 / 1ba	956 sf	\$371	2024-05-03
\$275,000	1 / 1ba	721 sf	\$381	2023-11-25
\$305,000	1 / 1ba	868 sf	\$351	2023-09-25
\$292,000	1 / 1ba	715 sf	\$408	2023-09-14

Value & Financing

Price Positioning

\$382 /sq ft

Active listings here average **\$382/sf** vs **\$602/sf** across Cloverdale BC.

37% below area average

Mortgage Snapshot

\$1,269 /mo

Entry price (from)	\$265,000
20% down payment	\$53,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1968	LEVELS 3	SUITES 28	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS206	

Overview

Francis Manor 17707 57A Ave, Surrey, BC V3S 1J2, Canada NWS206. Francis Manor is located on 57a Avenue and 176a Street in a convenient neighbourhood of Surrey. Built in 1968, Francis Manor offers 28 homes that are self managed: 604-574-5721. This is a prime location just minutes away from Shoppers Drug Mart, Clova Cinema, Clover Care Medical Centre, Golphis Steak & Lobster, and Cloverdale Station Neighbourhood Pub. Transit and major routes are close by and

within walking distance. Features of Francis Manor include a recreation centre and shared laundry. Restrictions of Francis Manor include an age restriction of 55+ and no pets or rentals.

Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry
- ✓ Recreation Center
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Heat
- ✓ Recreation Facility
- ✓ Gardening
- ✓ Hot Water
- ✓ Snow Removal

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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