

BUILDING BROCHURE

AUGUSTA

18199 70th Ave. · Surrey, BC V3S 2N9 · Cloverdale BC



Scan to view online



5 FOR SALE
FROM \$729,900

4 SOLD · 12 MO
\$741,000–\$885,000



Unit Mix

3 Bedroom

39 units
1,380 – 1,992 sf
from \$568,000

4 Bedroom

18 units
1,624 – 2,035 sf
from \$741,000

For Sale in Augusta & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$865,000	3 / 4	1978 sf	\$437	94 18199 70 AVENUE
\$796,000	4 / 3	1624 sf	\$490	59 18199 70 AVENUE
\$749,000	3 / 3	1509 sf	\$496	58 18199 70 AVENUE
\$738,000	3 / 3	1549 sf	\$476	63 18199 70 AVENUE
\$729,900	3 / 3	1512 sf	\$483	109 18199 70 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$847,000	3 / 4ba	1960 sf	\$432	2026-04-29
\$741,000	4 / 3ba	1721 sf	\$431	2026-03-31
\$850,000	3 / 3ba	1987 sf	\$428	2025-11-04
\$885,000	4 / 4ba	1958 sf	\$452	2025-09-27

Value & Financing

Price Positioning

\$477 /sq ft

Active listings here average **\$477/sf** vs **\$630/sf** across Cloverdale BC.

24% below area average

Mortgage Snapshot

\$3,496 /mo

Entry price (from)	\$729,900
20% down payment	\$145,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2009	LEVELS 3	SUITES 111	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3003	DEVELOPER Vesta Properties
MANAGEMENT Gateway Property Management			

Overview

Augusta - 18199 70th Avenue Surrey, BC V3S 2N9, BCS3003 - Located the popular area of Cloverdale in Surrey on 70th Avenue and 182 Street. This is a convenient location that is close to transit, Shoppers Drug Mart, Extra Foods, Hillcrest Elementary, restaurants, shopping, trails, medical services, parks, recreation and more! Direct access to major transportation routes allows an easy commute to surrounding destinations including Langley, White Rock, Delta and Downtown Vancouver. Augusta offers 111 townhomes built in 2009 by Vesta and are professionally managed. Most units feature three levels, bright open floor plans that range from 1485 to 1948 sq. ft., high 9' ceilings on the main floor, cozy fireplaces, insuite laundry, laminate flooring, flex rooms, gourmet kitchens with granite countertops, large fenced backyards with patio areas and double garages with ample storage space. This is a well maintained complex with features including playground amenities for the kids, manicured gardens and visitor parking. August offers luxury townhome living suited for the whole family in a quiet and desirable neighbourhood in Surrey - Live here!

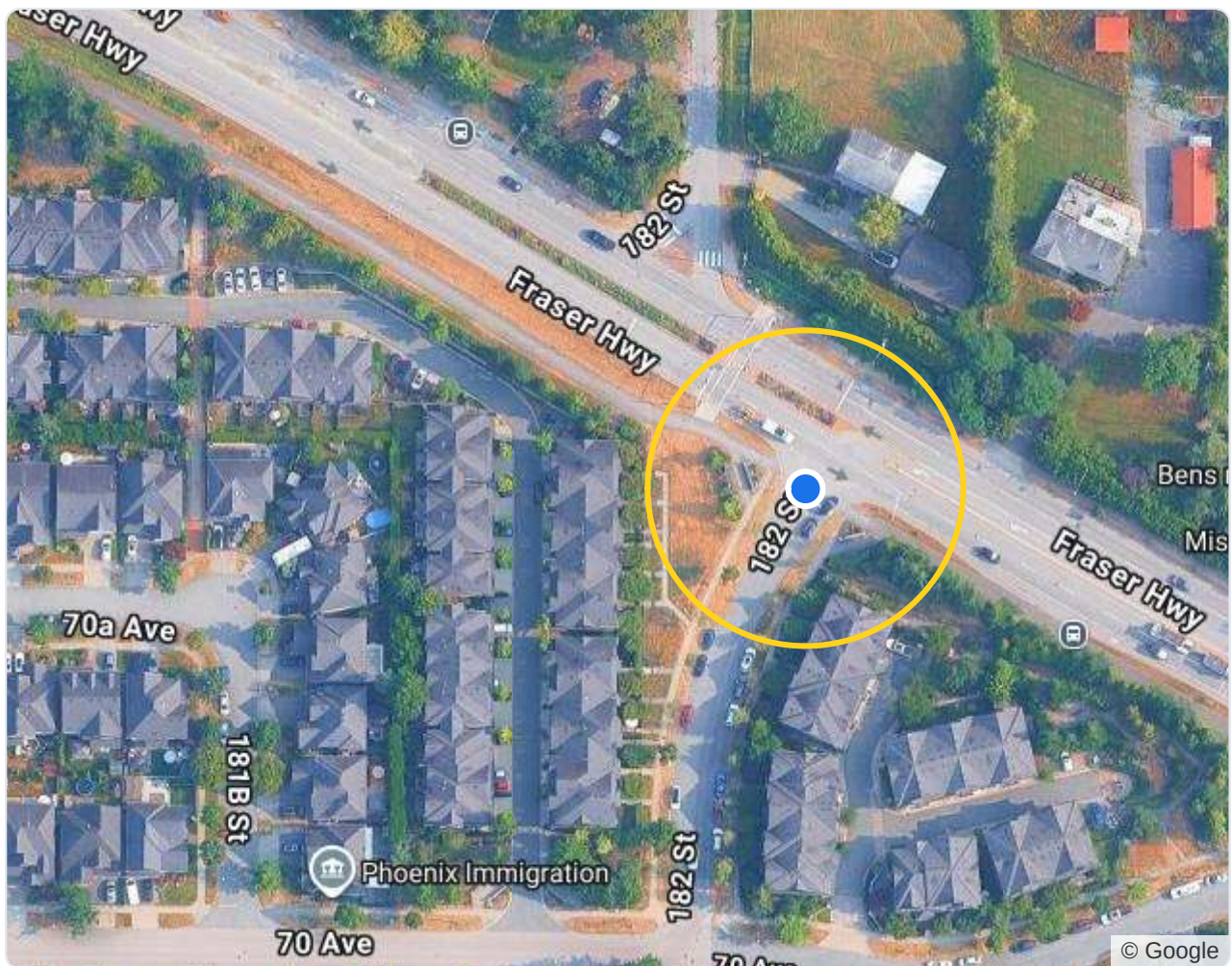
Amenities & Features

- ✓ Garden

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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