

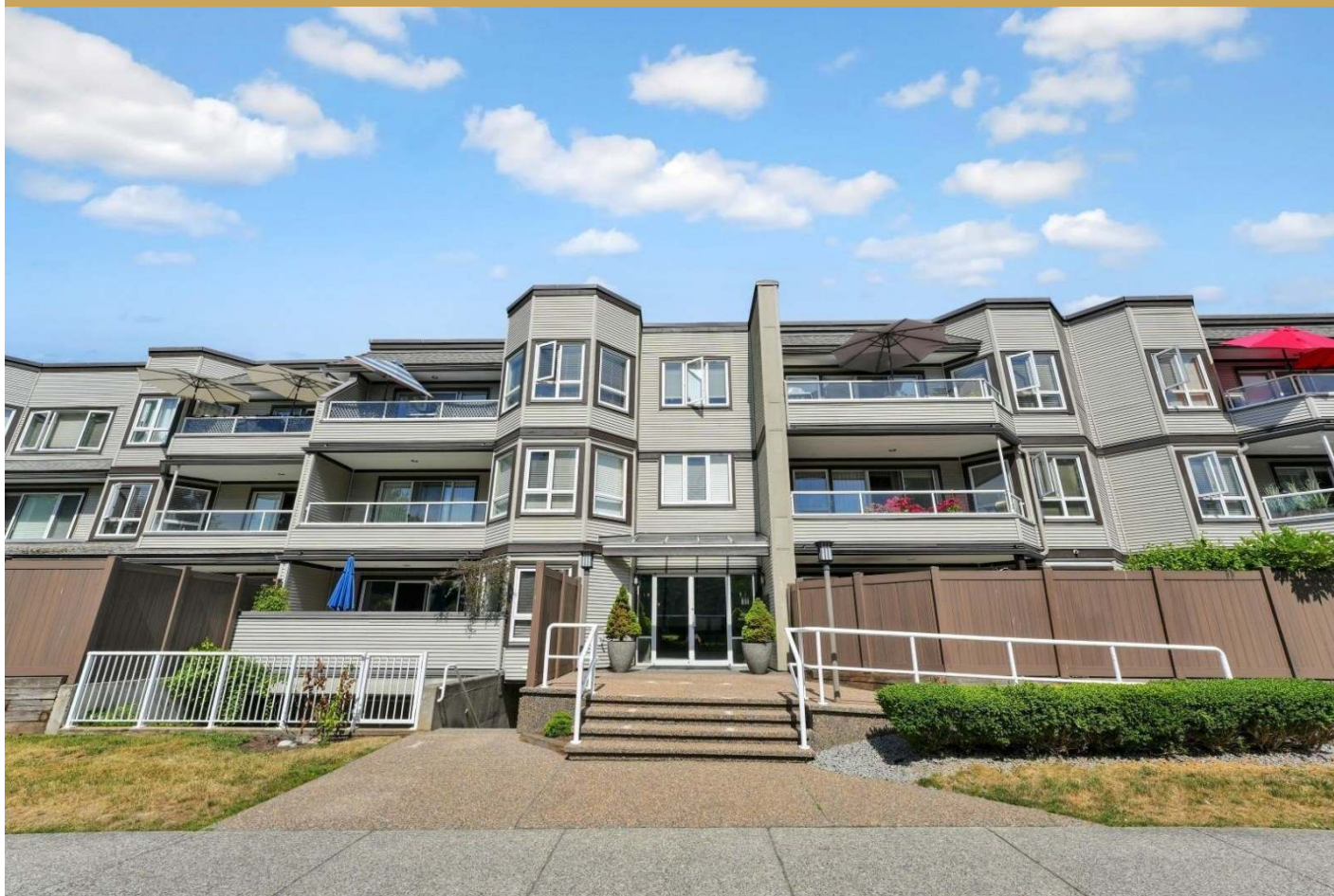
BUILDING BROCHURE

SOUTHMERE MEWS – 1840 SOUTHMERE BUILDING

1840 EAST Southmere Cres. · Surrey, BC V4A 9C5 · Sunnyside Park Surrey



Scan to view online



1 FOR SALE
FROM \$439,900

12-MO SOLD TREND
15.6

Unit Mix

1 Bedroom

11 units
775 – 966 sf
from \$287,500

2 Bedroom

15 units
981 – 1,110 sf
from \$407,500

For Sale in Southmere Mews - 1840 Southmere Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$439,900	1 / 1	790 sf	\$557	111 1840 E SOUTHMERE CRESCENT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$599,000	2 / 2ba	1071 sf	\$559	2025-07-28
\$425,000	1 / 1ba	775 sf	\$548	2025-07-19
\$585,000	2 / 2ba	1075 sf	\$544	2024-10-23
\$485,000	1 / 1ba	853 sf	\$569	2024-08-28

Value & Financing

Price Positioning

\$557 /sq ft

Active listings here average **\$557/sf** vs **\$670/sf** across Sunnyside Park Surrey.

17% below area average

Mortgage Snapshot

\$2,107 /mo

Entry price (from) **\$439,900**

20% down payment **\$87,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1988	LEVELS 3	SUITES 42	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2738	MANAGEMENT Leonis Management & Consultants Ltd.

Overview

Southmere Mews 1840 E Southmere East Crescent, , V4A 9C5 3 Levels, 42 Suites Built 1988, Construction: Frame - Wood, Units in Strata: 42, No. Pets: 2, Dogs: NO, Cats: YES, Strata No: NWS2738. Southmere Mews at 1840 E Southmere Court is a quiet complex in White Rock with a fantastic outdoor pool for the summer. Rainscreened technology built-in. Rentals are not allowed. Walking distance to shopping, transit and recreation.

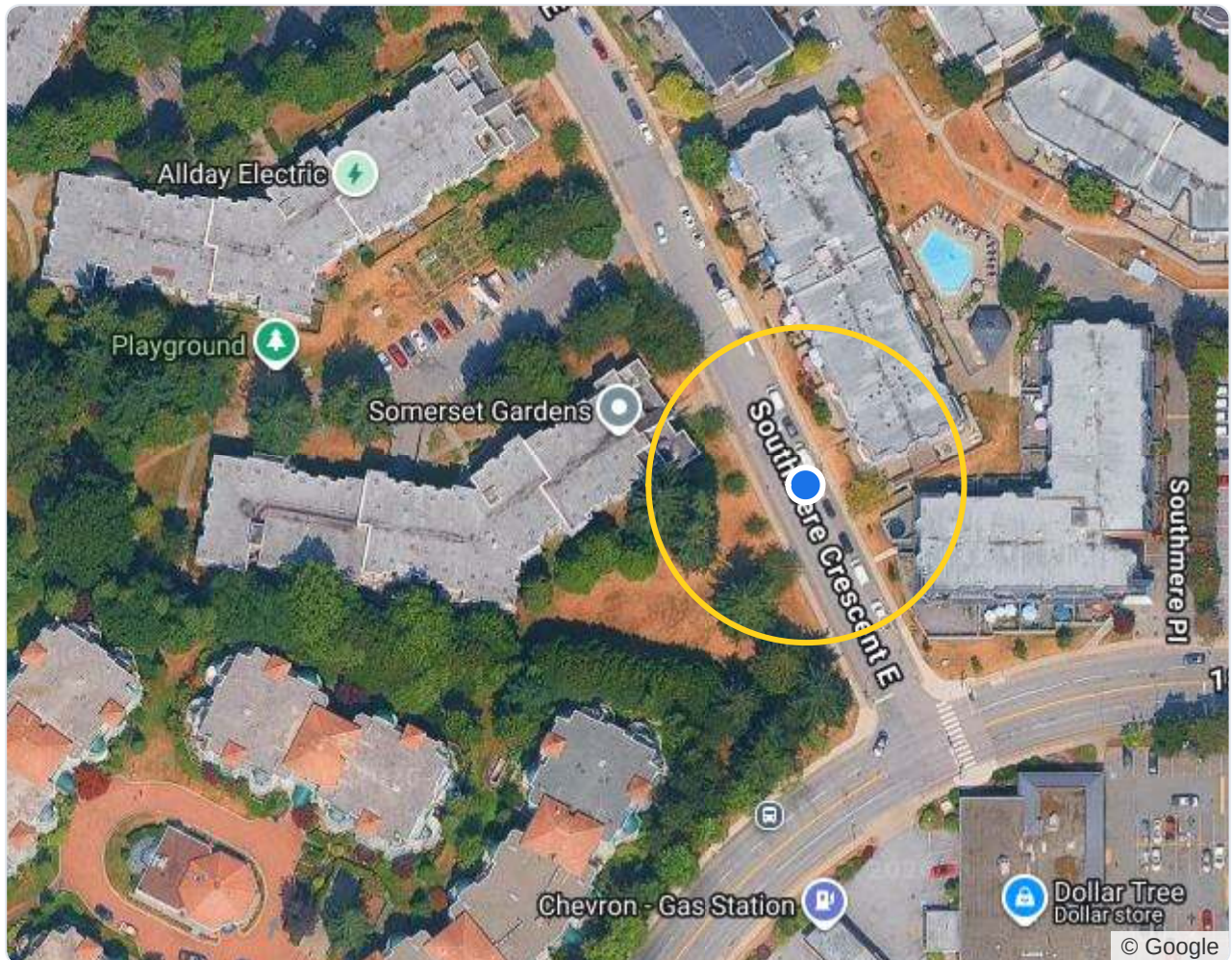
Amenities & Features

- ✓ In Suite Laundry
- ✓ Recreation Center
- ✓ Pool; Outdoor

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

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