

BUILDING BROCHURE

CARSON

2328 167A St. · Surrey, BC V3Z 1H2 · Grandview Surrey



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2 FOR SALE
FROM \$869,000

2 SOLD · 12 MO
\$846,500–\$890,000

12-MO SOLD TREND
-6.3

Unit Mix

3 Bedroom

17 units

1,362 – 1,535 sf

from \$846,500

For Sale in Carson & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$869,000	3 / 3	1390 sf	\$625	4 2328 167A STREET
\$869,000	3 / 3	1417 sf	\$613	14 2328 167A STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$890,000	3 / 3ba	1406 sf	\$633	2026-04-13
\$846,500	3 / 3ba	1406 sf	\$602	2026-03-31
\$870,000	3 / 3ba	1428 sf	\$609	2025-08-02
\$995,000	3 / 3ba	1402 sf	\$710	2025-03-05

Value & Financing

Price Positioning

\$619 /sq ft

Active listings here average **\$619/sf** vs **\$1182/sf** across Grandview Surrey.

48% below area average

Mortgage Snapshot

\$4,162 /mo

Entry price (from) **\$869,000**

20% down payment **\$173,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2020	LEVELS 3	SUITES 40	CONSTRUCTION Concrete
EXTERIOR Cement Fibre Siding	TITLE TO LAND Freehold Strata	STRATA PLAN EPS6286	DEVELOPER Royale Properties Ltd.,
ARCHITECT Focus Architecture			

Overview

Carson - 2328 167A Street, Surrey, BC V3Z 1H2, Canada. Crossing road are 167A Street and 23 Avenue. A smart collection of 40 bright, contemporary townhomes conveniently located in the highly coveted Grandview Heights neighbourhood of South Surrey. Spacious 3 bedroom and den townhomes (most homes) designed by award-winning interior design house, Kleen Design.

Estimated completion in Fall/Winter 2020. Developed by Royale Properties Ltd. Architecture by Focus Architecture.

A walk around the neighbourhood surrounding Carson reveals a vibrant mix of green space, play areas, gathering spots and a hub of great shopping designed for all generations to enjoy. Minutes from your front door you can grab coffee with friends at Starbucks, walk the kids to school or pick up some last minute groceries for dinner. We've hand-selected a few of our favourites for you to discover. You'll quickly find that life at Carson takes on an easy, relaxed vibe.

Thriftys serves up the freshest baked goods and produce around, not to mention their ready made-meals and wood burning pizza oven! Offering a wide selection of outdoor/indoor plants and home & garden decor, West Coast Gardens is also the go-to place for incredible hanging baskets and workshops. Just a hop, skip and a jump from Carson you'll find yourself at the Grandview Aquatic Centre. Enjoy the Olympic sized pool, lazy river, waterslide, fitness and weight rooms and of course, the hot tubs! With Browns Socialhouse just down the road as well as Bento Sushi, Fatburger and Curry Lounge to name a few, there is something close by for whatever you're craving. This particular area is teeming with incredible options for schooling. From high-ranking elementary schools like Pacific Heights to secondary and private schools, there's a great school waiting for your child.

Amenities & Features

- | | |
|--------------------|-------------------|
| ✓ Exercise Centre | ✓ Garbage Removal |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

- | | |
|--------------|----------------|
| ✓ Management | ✓ Snow Removal |
|--------------|----------------|

Location



Les Twarog

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