

BUILDING BROCHURE

# DAWSON + SAWYER SUNNYSIDE

2487 156 St. · White Rock, BC V4P 1C7 · White Rock



Scan to view online



**BC** Condos & Homes Team  
604-671-7000 | [www.VancouverFloorPlans.com](http://www.VancouverFloorPlans.com)



**1** FOR SALE  
FROM \$759,000

12-MO SOLD TREND  
26.3

## Unit Mix

### 2 Bedroom

3 units  
1,215 – 1,379 sf  
from \$721,800

### 3 Bedroom

7 units  
1,319 – 1,394 sf  
from \$630,800

## For Sale in Dawson + Sawyer Sunnyside & Complex

1 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS     |
|-----------|--------------|---------|-------|--------------------|
| \$759,000 | 3 / 2        | 1319 sf | \$575 | 15 2487 156 STREET |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$797,000  | 3 / 2ba | 1394 sf | \$572 | 2024-12-02 |
| \$737,383  | 3 / 2ba | 1347 sf | \$547 | 2022-11-11 |
| \$775,000  | 2 / 2ba | 1274 sf | \$608 | 2022-06-01 |
| \$829,000  | 2 / 2ba | 1215 sf | \$682 | 2022-03-14 |

## Value & Financing

### Price Positioning

**\$575** /sq ft

Active listings here average **\$575/sf** vs **\$618/sf** across White Rock.

7% below area average

### Mortgage Snapshot

**\$3,635** /mo

|                     |               |
|---------------------|---------------|
| Entry price (from)  | \$759,000     |
| 20% down payment    | \$151,800     |
| Rate / amortization | 5.24% · 25 yr |

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

YEAR BUILT  
**2012**

LEVELS  
**3**

SUITES  
**20**

CONSTRUCTION  
**Frame - Wood**

|                                                               |                                         |                               |                                     |
|---------------------------------------------------------------|-----------------------------------------|-------------------------------|-------------------------------------|
| EXTERIOR<br><b>Wood</b>                                       | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>BCS4217</b> | DEVELOPER<br><b>Dawson + Sawyer</b> |
| MANAGEMENT<br><b>Fraser Campbell Property Management Ltd.</b> |                                         |                               |                                     |

## Overview

Sunnyside at 2487 156th Street, Surrey, BC V4P 1C7, Canada, Strata plan number BCS4217. Crossroads are 156th Street and 24th Avenue, South Surrey. These shingle-style townhouse are 3 levels with 2 to 3 bedrooms. There are 20 homes in the development, built in 2012. Peaceful and convenient location easy access to shopping, restaurants and transit. Nearby parks include Quadra Park, Irving Park and Macdonald Park.

## Amenities & Features

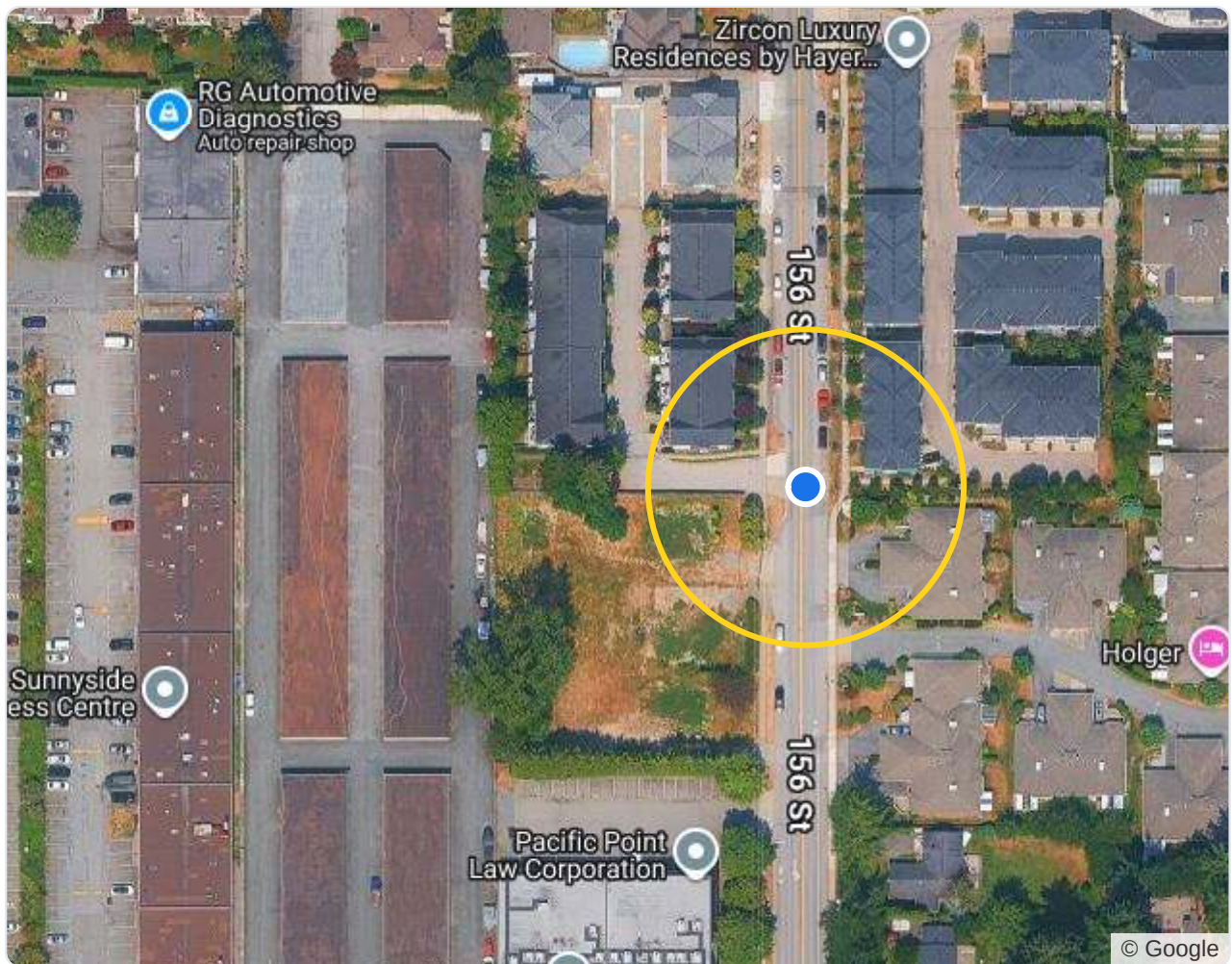
- ✓ Garden
- ✓ In Suite Laundry

## Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Snow Removal



## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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



Book a Viewing  
scan or call