

BUILDING BROCHURE

# MIRADA

2678 King George Hwy. · South Surrey White Rock, BC V4P 1H6 · King George Corridor



Scan to view online



**2** FOR SALE  
FROM \$709,900



# Unit Mix

## 2 Bedroom

4 units  
1,200 – 1,248 sf  
from \$529,900

## 3 Bedroom

24 units  
1,334 – 1,856 sf  
from \$555,000

# For Sale in Mirada & Complex

2 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS                |
|-----------|--------------|---------|-------|-------------------------------|
| \$745,000 | 3 / 3        | 1356 sf | \$549 | 15 2678 KING GEORGE BOULEVARD |
| \$709,900 | 3 / 3        | 1338 sf | \$531 | 3 2678 KING GEORGE BOULEVARD  |

# Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$894,000  | 3 / 3ba | 1735 sf | \$515 | 2025-08-20 |
| \$825,000  | 3 / 3ba | 1685 sf | \$490 | 2025-02-15 |
| \$750,000  | 3 / 3ba | 1380 sf | \$543 | 2024-10-04 |
| \$788,000  | 3 / 3ba | 1410 sf | \$559 | 2024-09-22 |

# Value & Financing

## Price Positioning

**\$540** /sq ft

Active listings here average \$540/sf vs \$581/sf across King George Corridor.

7% below area average

## Mortgage Snapshot

**\$3,400** /mo

Entry price (from) \$709,900

20% down payment \$141,980

Rate / amortization 5.24% · 25 yr

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

|                    |                                  |                        |                                         |
|--------------------|----------------------------------|------------------------|-----------------------------------------|
| YEAR BUILT<br>1997 | LEVELS<br>3                      | SUITES<br>88           | CONSTRUCTION<br>Frame - Wood            |
| EXTERIOR<br>Vinyl  | TITLE TO LAND<br>Freehold Strata | STRATA PLAN<br>LMS2939 | MANAGEMENT<br>Dwell Property Management |

## Overview

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Mirada - 2678 King George Highway, Surrey, BC V4P 1H6, Canada. Stratta Plan LMS2939. Crossroads are King George Highway and 152nd Street located in Surrey. Completed 1997, Mirada has 3 storeys with 88 units in strata and in the development. Maintenance fee include gardening, management and recreation facility. Nearby parks include Semiahmoo Trail, Jessie Lee Park and Sunnyside Acres Urban Forest Park. Nearby Schools are Elgin Park Secondary, Cresecent Park Elementary School, Morgan Elementary School, Lights Up Musical Theatre Schools-South Surrey, and Semiahmoo Trail. Supermarkets and Grocery Stores nearby are Safeway Peninsula Village, M&M Food Market, Save-On-Foods, Choices Markets, Thrifty Foods, Real Canadian Superstore, White Rock Supermarket Ltd, and Safeway Ocean Park.

## Amenities & Features

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- ✓ Club House

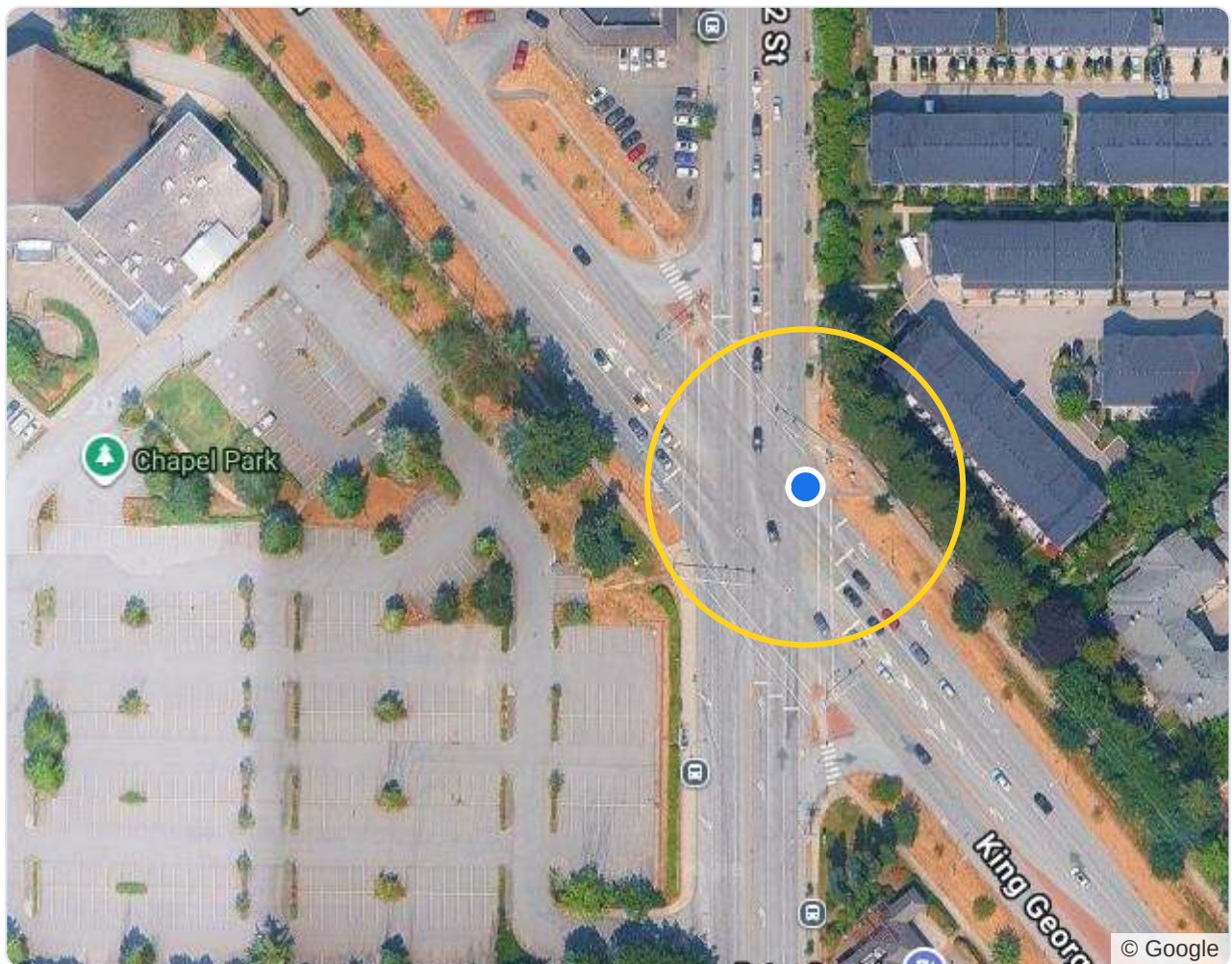
## Maintenance Fees Include

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- ✓ Gardening
- ✓ Recreation Facility
- ✓ Management



## Location



**Les Twarog**

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