

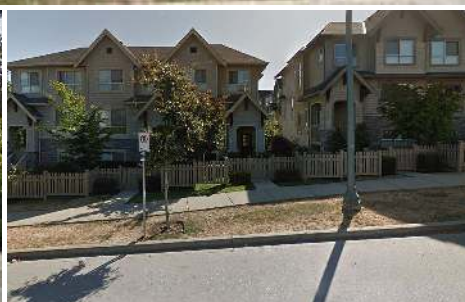
BUILDING BROCHURE

CATHEDRAL GROVE

2738 158th St. · Surrey, BC V3S 3K3 · Grandview Surrey



Scan to view online



3 FOR SALE
FROM \$899,900

6 SOLD · 12 MO
\$890,000–\$911,000



Unit Mix

3 Bedroom

10 units
1,903 – 2,346 sf
from \$812,500

4 Bedroom

62 units
1,859 – 2,346 sf
from \$694,000

For Sale in Cathedral Grove & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,049,000	3 / 4	2246 sf	\$467	45 2738 158 STREET
\$949,000	4 / 4	2040 sf	\$465	4 2738 158 STREET
\$899,900	4 / 4	1977 sf	\$455	96 2738 158 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$890,000	4 / 4ba	2047 sf	\$435	2026-06-04
\$905,000	4 / 4ba	1942 sf	\$466	2026-05-29
\$910,000	4 / 4ba	2200 sf	\$414	2026-04-24
\$890,000	4 / 4ba	1865 sf	\$477	2026-04-09

Value & Financing

Price Positioning

\$462 /sq ft

Active listings here average **\$462/sf** vs **\$585/sf** across Grandview Surrey.

21% below area average

Mortgage Snapshot

\$4,310 /mo

Entry price (from) **\$899,900**
20% down payment **\$179,980**
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2010	LEVELS 3	SUITES 143	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3097	ARCHITECT Raymond Letkeman Architect Inc.
MANAGEMENT Leonis Management & Consultants Ltd.			

Overview

Cathedral Grove - 2738 158th Street, Surrey, V3S 3K3 3 Levels, 143 Suites Built 2010, Construction: Frame - Wood, Units in Strata: 143, No. Pets: 2, Dogs: YES, Cats: YES, Strata No: BCS3097. Cathedral Grove by Polygon is nestled in a grove of tall evergreens in the Morgan Heights neighbourhood of South Surrey. The Evergreen Club has over 7,500 square feet of amenities including an outdoor swimming pool and spa, fitness facility, fireside lounge and movie room.

Nearby park includes Oliver Park Playground Park, Wills Brook Park, Sunnyside Park and Oaks Meadows Park. This location is easy access to Sunnyside Elementary School, Southridge School, Thrifty Foods, The Shops at Morgan Crossing, Timhortons, Bank/ATM and more. Only 5 to 10 minutes travel to restaurants include Kababji Grill, Sushi Castle Inc., Bambo Restaurant, Menzou Ramen & Bubble Tea Bar, Sammy Js Grill & Bar South Surrey, My Shanti by Vikram Vij, White Spot Morgan Crossing and more.

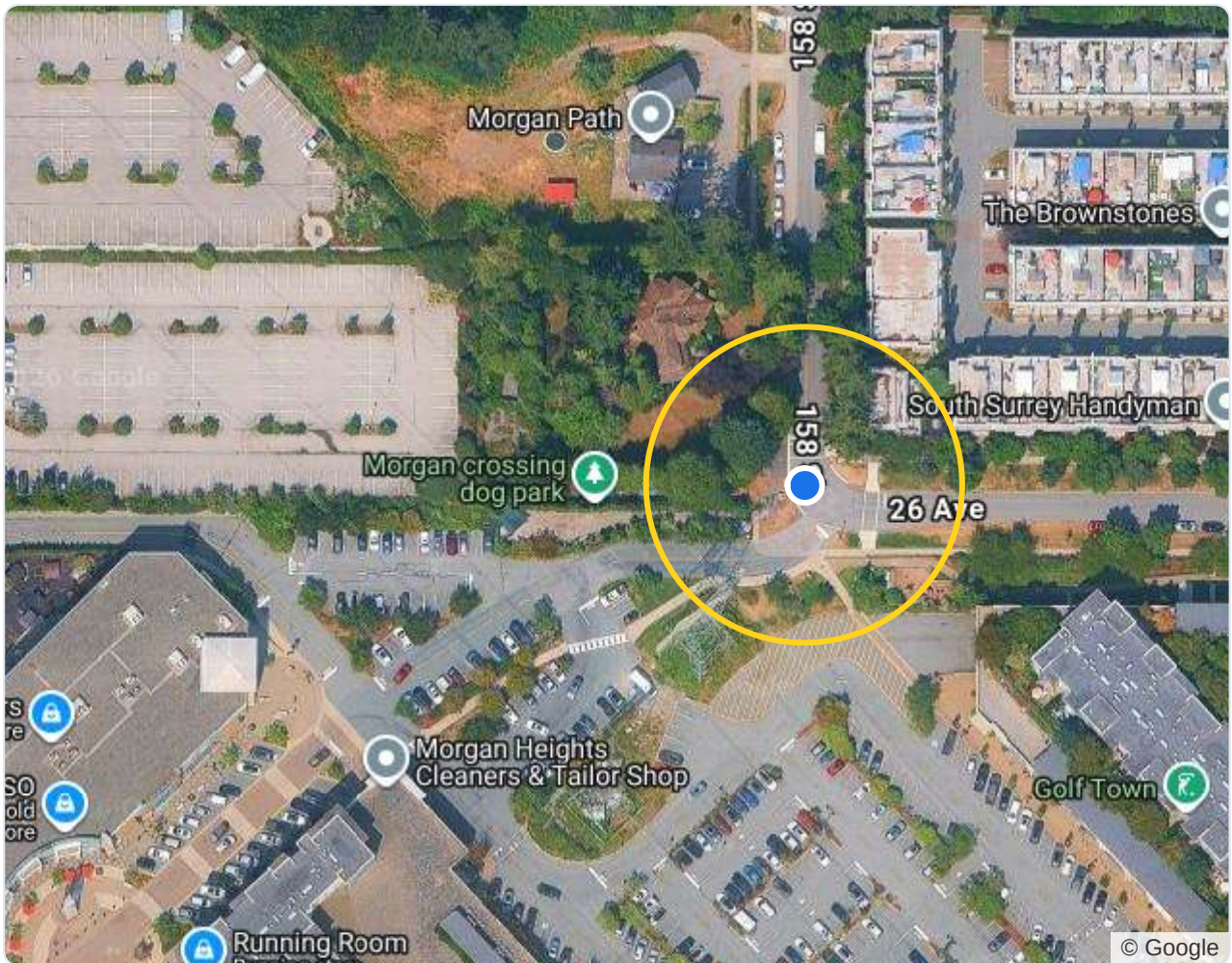
Amenities & Features

- ✓ Club House
- ✓ Guest Suite
- ✓ Swirlpool/hot Tub
- ✓ Exercise Centre
- ✓ Pool; Outdoor

Maintenance Fees Include

- ✓ Caretaker
- ✓ Management
- ✓ Gardening

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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