

BUILDING BROCHURE

THE HEIGHTS

2845 156th St. · Surrey, BC V3S 3Y3 · Grandview Surrey



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BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



5 FOR SALE
FROM \$419,900

4 SOLD · 12 MO
\$470,000–\$740,000



Unit Mix

1 Bedroom

11 units
609 – 720 sf
from \$394,000

2 Bedroom

41 units
705 – 1,384 sf
from \$460,000

3 Bedroom

10 units
1,377 – 1,638 sf
from \$662,000

4 Bedroom

6 units
1,610 – 2,066 sf
from \$657,000

For Sale in The Heights & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$779,000	3 / 3	1377 sf	\$566	15 2845 156 STREET
\$698,800	2 / 2	1218 sf	\$574	411 2855 156 STREET
\$599,900	2 / 2	922 sf	\$651	308 2855 156 STREET
\$599,000	2 / 2	921 sf	\$650	505 2855 156 STREET
\$419,900	1 / 1	684 sf	\$614	510 2855 156 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$550,000	2 / 2ba	837 sf	\$657	2026-06-03
\$695,000	2 / 2ba	1140 sf	\$610	2026-05-26
\$470,000	1 / 1ba	663 sf	\$709	2026-02-10
\$740,000	3 / 3ba	1619 sf	\$457	2025-09-30

Value & Financing

Price Positioning

\$611 /sq ft

Active listings here average \$611/sf vs \$579/sf
across Grandview Surrey.

6% above area average

Mortgage Snapshot

\$2,011 /mo

Entry price (from) **\$419,900**

20% down payment **\$83,980**

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 105	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN EPS1140	MANAGEMENT Re-max Property Mgmt Services

Overview

The Heights at 2845 156th Street, Surrey, BC V3S 0C7, Canada, Strata Plan Number EPS1140, 105 - 3 level Townhomes in the development, built in 2012. Maintenance fees include gardening and management. Crossroads are 28th Avenue and 156th Street. Walking distance to shoopping, retail shopping, coffee shops, restaurants, schools and public transporation. Nearby parks include Sunnyside Park, Oliver Park and Morgan Creek Park. Situated in the heart of the desirable Grandview Heights community, Condos at the Heights is among one of the first collections of lovely South Surrey condos for sale.

Amenities & Features

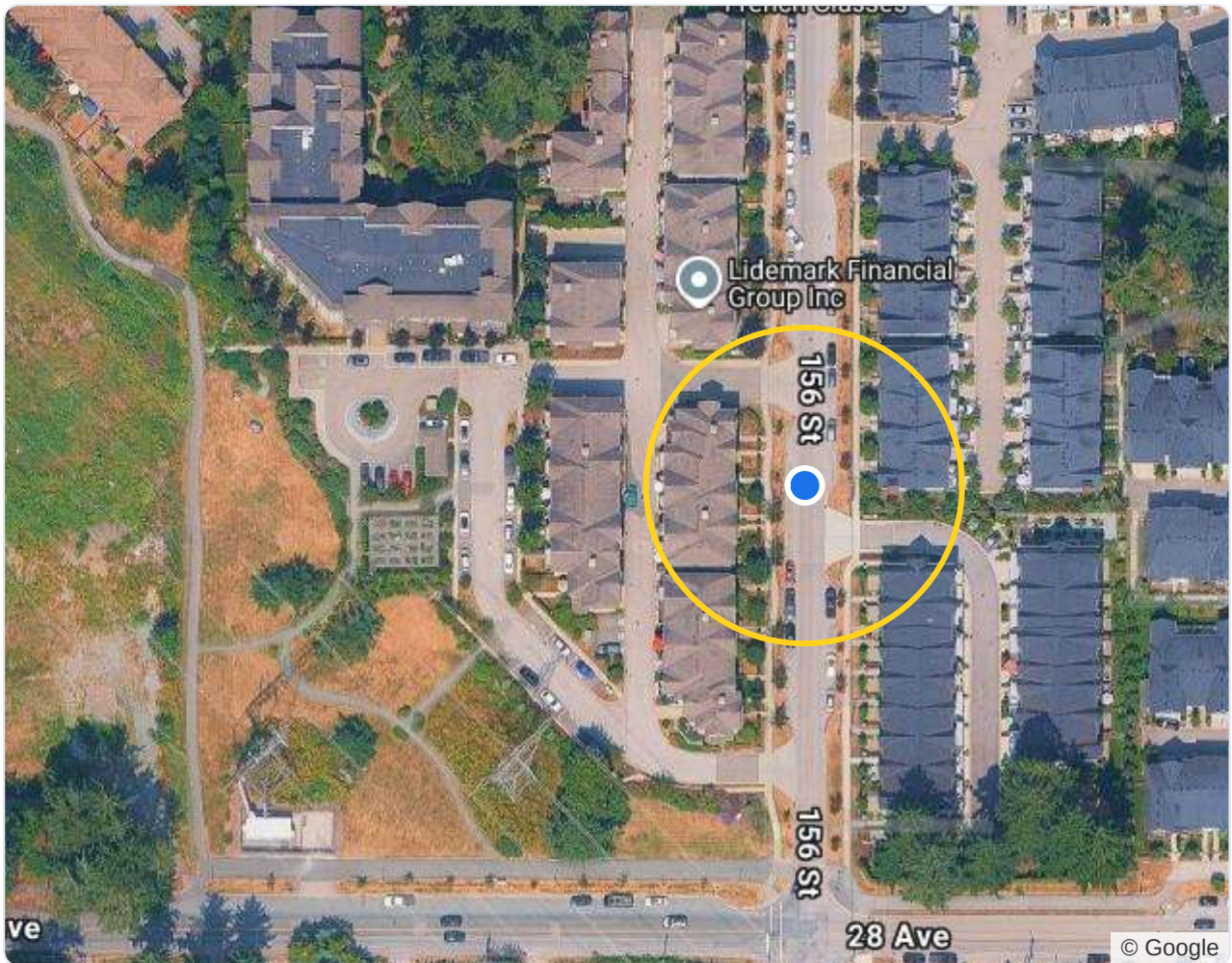
✓ Garden

Maintenance Fees Include

✓ Gardening

✓ Management

Location



Les Twarog

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