

BUILDING BROCHURE

OLIVER

2855 158 St. · Surrey, BC V3S 0E5 · Grandview Surrey



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3 FOR SALE
FROM \$849,000

3 SOLD · 12 MO
\$799,000-\$1,040,000

12-MO SOLD TREND
-18.5

Unit Mix

3 Bedroom

19 units
1,530 – 1,902 sf
from \$685,000

4 Bedroom

2 units
1,873 – 1,893 sf
from \$1,040,000

For Sale in Oliver & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,168,888	3 / 4	1884 sf	\$620	21 2855 158 STREET
\$1,068,000	3 / 4	1902 sf	\$562	23 2855 158 STREET
\$849,000	3 / 3	1662 sf	\$511	48 2855 158 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$799,000	3 / 3ba	1574 sf	\$508	2026-04-24
\$818,000	3 / 3ba	1574 sf	\$520	2026-01-23
\$1,040,000	4 / 4ba	1893 sf	\$549	2026-01-07
\$1,189,000	3 / 4ba	1901 sf	\$625	2025-01-27

Value & Financing

Price Positioning

\$564 /sq ft

Active listings here average **\$564/sf** vs **\$588/sf** across Grandview Surrey.

4% below area average

Mortgage Snapshot

\$4,066 /mo

Entry price (from) **\$849,000**

20% down payment **\$169,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2016	LEVELS 3	SUITES 57	CONSTRUCTION Frame - Wood
EXTERIOR Hardi Plank	TITLE TO LAND Freehold Strata	STRATA PLAN EPS3357	DEVELOPER Woodbridge Properties

Overview

Oliver - 2855 158 Street, Surrey, BC V3S 0E5, Canada. Strata plan number EPS3357. Crossroads are 28 Avenue and 158 Street. A boutique community of townhomes on a quiet 3 acres, landscaped with leafy trees and a gazebo. From this hilltop setting with abundant greenspace, views look over rolling terrain and distant mountains. Porches and decks are screened for privacy. These 57, 3-storey townhomes are designed with craftsman character: steeply pitched rooflines, mullioned windows, gable trusses, and knee braces. Painted wood trim contrasts against shingled exteriors, and robust columns frame entry doors. Developed by Woodbridge Properties. Interior design by Concept to Design. Architectural design by Focus Architecture.

Nearby parks include 45H - Neighbourhood Park, Fleetwood Park and Fleetwood Meadows Park. Nearby schools are Sunnyside Elementary School, Southridge School, Southridge Senior Secondary, Morgan Elementary School, Pacific Heights Elementary and White Rock Christian Academy. Nearby grocery stores are Thrifty Foods, Walmart Surrey South Supercentre, Safeway and New Joe's Farm Market Ltd.

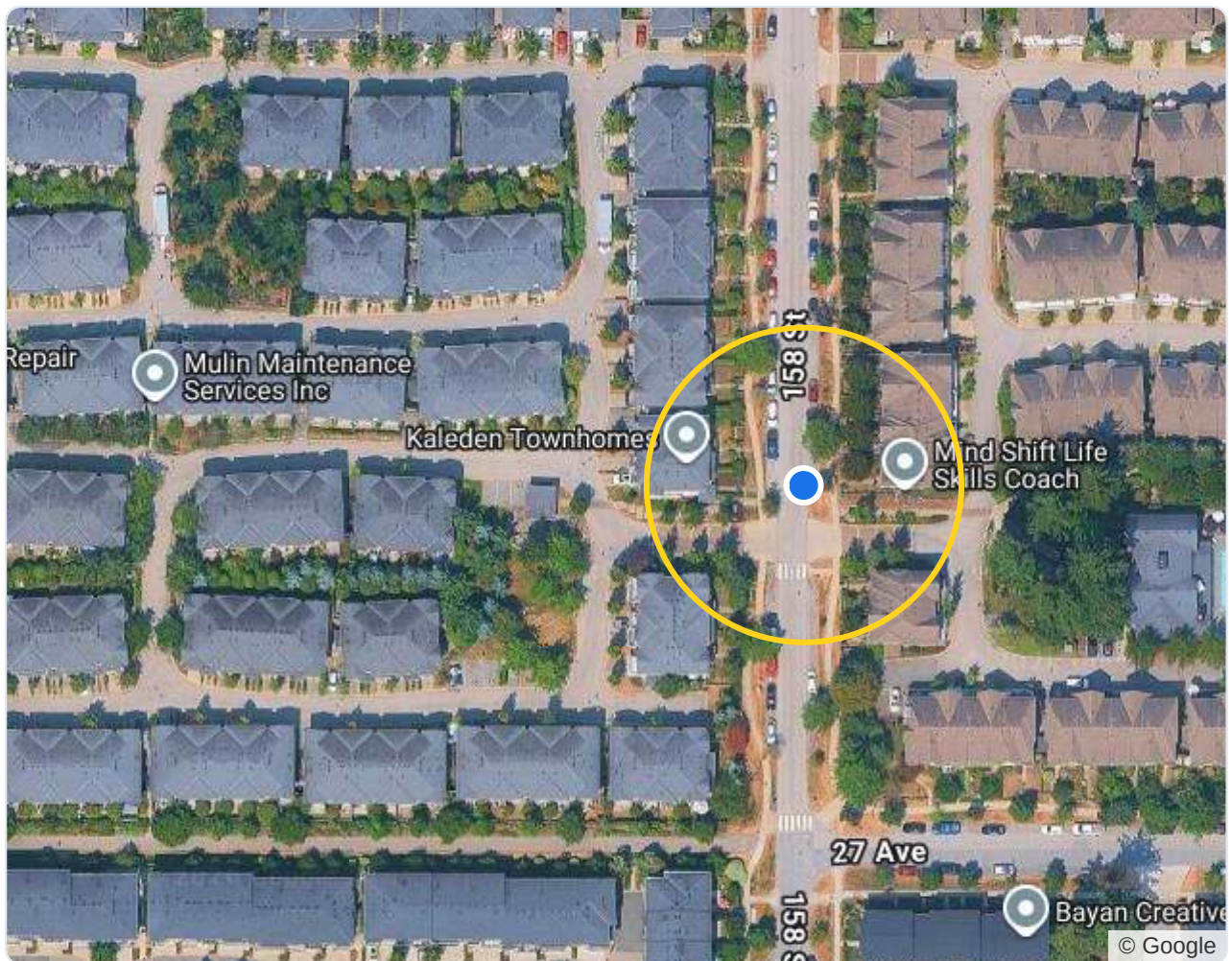
Amenities & Features

- | | |
|--------------|--------------------|
| ✓ Club House | ✓ In Suite Laundry |
| ✓ Playground | ✓ Storage |

Maintenance Fees Include

- | | |
|------------------|-------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Other | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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