

# THE CROSSING

288 171 St. · Surrey, BC V3S 9P4 · Pacific Douglas



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**1** FOR SALE  
FROM \$928,888

**3** SOLD · 12 MO  
\$697,000–\$751,000



## Unit Mix

### 2 Bedroom

21 units  
1,288 – 1,401 sf  
from \$576,900

### 3 Bedroom

11 units  
1,382 – 2,004 sf  
from \$720,000

### 4 Bedroom

17 units  
1,401 – 2,004 sf  
from \$739,800

## For Sale in The Crossing & Complex

1 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS    |
|------------------|--------------|---------|-------|-------------------|
| <b>\$928,888</b> | 4 / 4        | 1776 sf | \$523 | 14 288 171 STREET |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF | DATE       |
|-------------|---------|---------|-------|------------|
| \$697,000   | 2 / 3ba | 1300 sf | \$536 | 2026-03-11 |
| \$751,000   | 3 / 3ba | 1401 sf | \$536 | 2025-12-13 |
| \$727,500   | 2 / 3ba | 1329 sf | \$547 | 2025-11-11 |
| \$1,165,000 | 3 / 3ba | 2002 sf | \$582 | 2025-08-16 |

## Value & Financing

### Price Positioning

**\$523** /sq ft

Active listings here average **\$523/sf** vs **\$594/sf** across Pacific Douglas.

12% below area average

### Mortgage Snapshot

**\$4,449** /mo

Entry price (from) **\$928,888**

20% down payment **\$185,778**

Rate / amortization **5.24% · 25 yr**

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

|                                |                                         |                               |                                     |
|--------------------------------|-----------------------------------------|-------------------------------|-------------------------------------|
| YEAR BUILT<br><b>2016</b>      | LEVELS<br><b>3</b>                      | SUITES<br><b>67</b>           | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Hardi Plank</b> | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>EPS3540</b> | DEVELOPER<br><b>Gramercy Group</b>  |

## Overview

The Crossing - 288 171 Street, Surrey, BC V3S 9P4, Canada. Strata plan number EPS3540. Crossroads are 171 Street and 3rd Avenue. This development features 67 spacious and thoughtfully conceived 2, 3, and 4 bedroom townhomes that back onto a protected green space. Ranging from 1301 to 1948 square feet. Estimated completion is June 2016. Developed by Gramercy. Interior design by The Mill. Maintenance fees includes gardening, management, sewer, snow removal, and water.

Nearby parks include 146B - Greenbelt, Peace Arch State Park and The Glades. Schools nearby are cindrich elementary and South Meridian Elementary. The closest grocery stores/supermarkets are Red Rooster Food Store and Howes Market. Short drive to Canada-United States Border and Pacific Border RV Park.

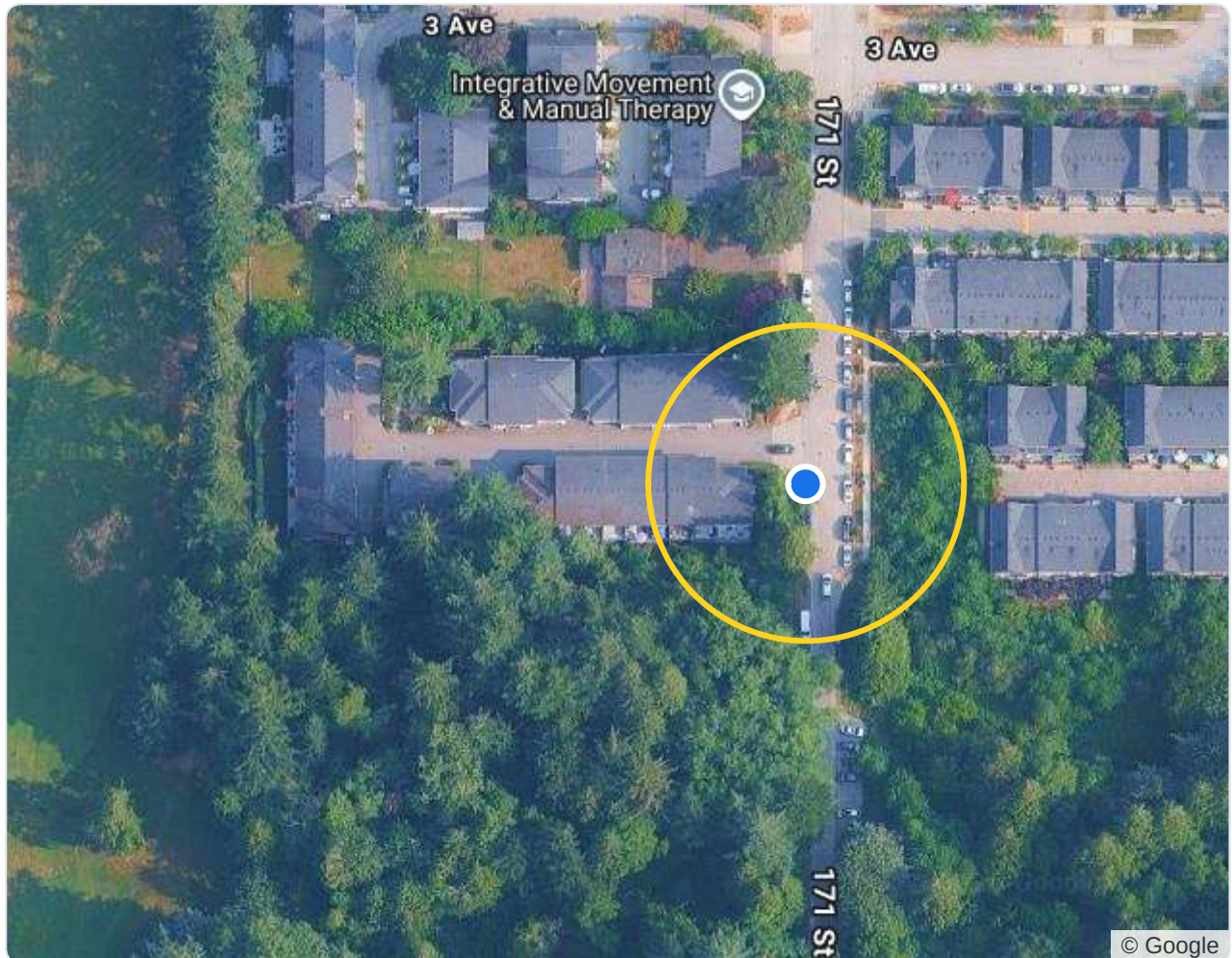
## Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry

## Maintenance Fees Include

- ✓ Gardening
- ✓ Sewer
- ✓ Water
- ✓ Management
- ✓ Snow Removal

## Location



**Les Twarog**

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