

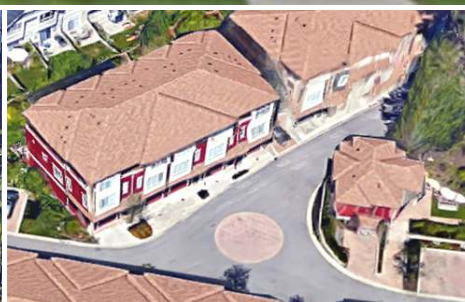
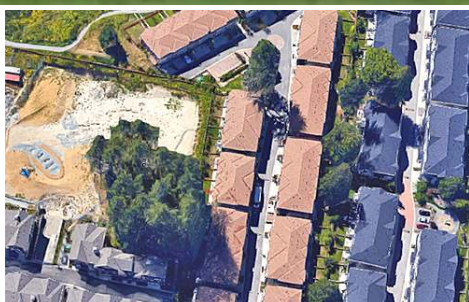
BUILDING BROCHURE

TOCCATA

2929 156 St. · Surrey, BC V3S 0S9 · Grandview Surrey



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

Vancouver
FloorPlans

1 FOR SALE
FROM \$735,000

4 SOLD · 12 MO
\$685,000–\$731,000



Unit Mix

2 Bedroom

21 units
1,185 – 1,721 sf
from \$583,000

3 Bedroom

1 unit
1,526 – 1,526 sf
from \$970,000

For Sale in Toccata & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$735,000	2 / 3	1721 sf	\$427	43 2929 156 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$710,000	2 / 3ba	1468 sf	\$484	2026-04-27
\$716,000	2 / 3ba	1422 sf	\$504	2026-04-17
\$685,000	2 / 3ba	1360 sf	\$504	2026-04-16
\$731,000	2 / 3ba	1351 sf	\$541	2025-10-01

Value & Financing

Price Positioning

\$427 /sq ft

Active listings here average **\$427/sf** vs **\$584/sf** across Grandview Surrey.

27% below area average

Mortgage Snapshot

\$3,520 /mo

Entry price (from) **\$735,000**

20% down payment **\$147,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
2011

LEVELS
3

SUITES
62

CONSTRUCTION
Frame - Wood

EXTERIOR
Mixed

TITLE TO LAND
Freehold Strata

STRATA PLAN
BCS4235

DEVELOPER
**West Chester
Grandview
Properties Ltd**

Overview

Toccata - 2929 156 Street, White Rock, BC V3S 0S9, 3 levels, 62 townhouses, completion scheduled for 2012 - located at the corner of 28th Avenue and 156th Street in the Morgan Heights neighborhood of South Surrey. Developed by Westchester Grandview Properties Ltd., Toccata is a series of 2 & 3 bedroom town homes which designed with west coast architecture, durable hardy panel siding and 25 year warranty shingles. Outside, impressive stone entry, landscaping, green spaces and an interior courtyard create a picture perfect streetscape within a family-friendly community.

The inside at Toccata offers 9' ceilings, quality laminate flooring, cozy electric fireplaces, contemporary full wrap style cabinetry, a stainless steel appliance package and granite counters in kitchens and bathrooms, central vacuum, and private raised yards & patios with amazing views of the water, mountains and city. Elegant bathrooms also have quality porcelain flooring, in-floor heating, jetted soaker tubs with tiled surrounds, quality faucets and fixtures throughout.

From recreation to White Rock beaches, entertainment to shopping, services to dining, everything is within a short walk or drive away from the town homes at Toccata. Close by is Grandview corners, Peninsula village shopping center, South point exchange and Semiahmoo shopping centre. Downtown Vancouver is just half an hour away via Highway 99, and the the skytrain's park & ride and U.S. border are easily accessible from this central location.

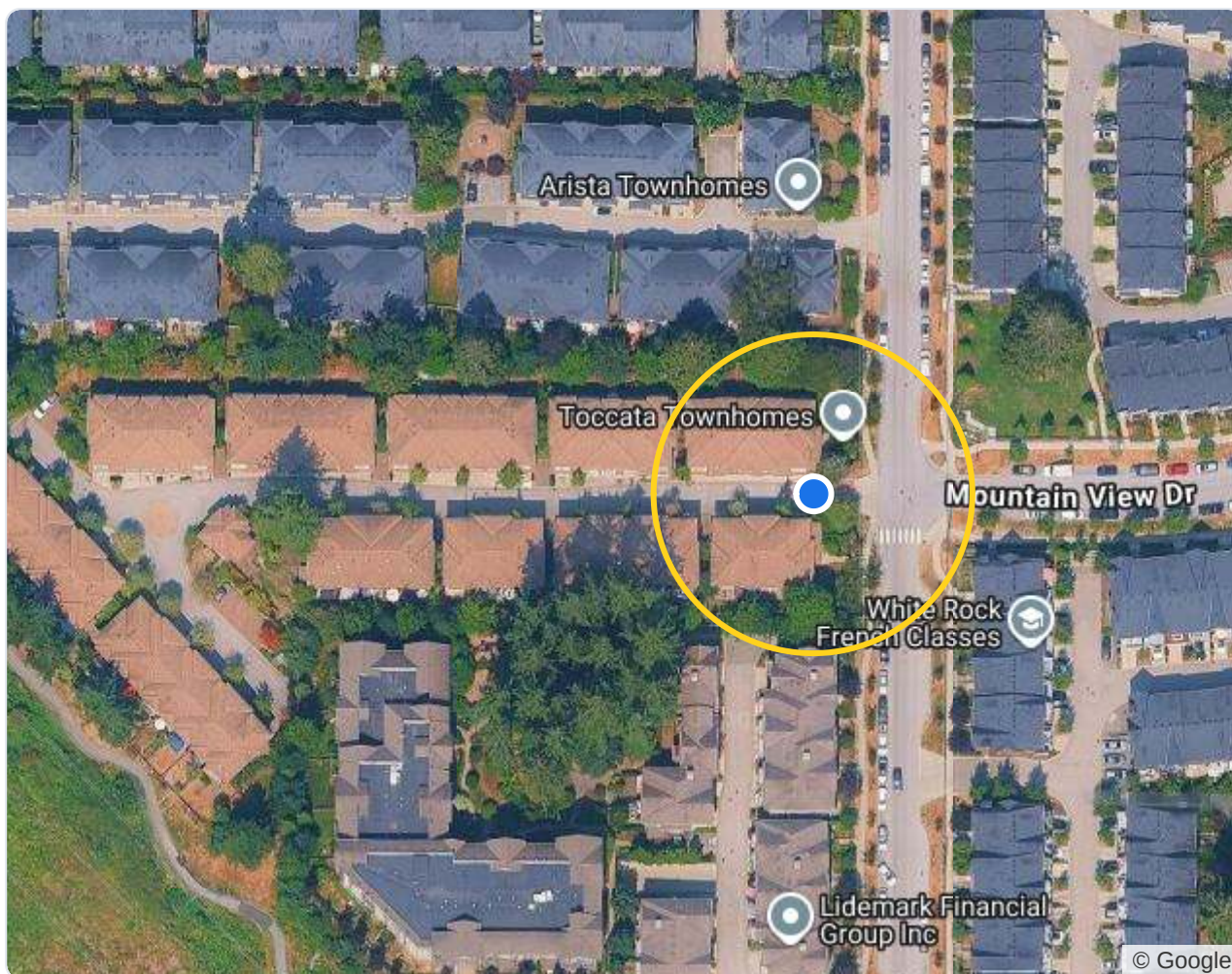
Amenities & Features

- ✓ Garden
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Snow Removal

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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