

BUILDING BROCHURE

MONTROSE - 7230 158TH BUILDING

7230 158th St. · Surrey, BC V4N 0R5 · Fleetwood Tynehead



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1 FOR SALE
FROM \$999,000

3 SOLD · 12 MO
\$920,000–\$931,000

12-MO SOLD TREND
14.1

Unit Mix

3 Bedroom

4 units
1,798 – 2,468 sf
from \$920,000

4 Bedroom

11 units
2,261 – 3,424 sf
from \$743,000

5 Bedroom

1 unit
3,371 – 3,371 sf
from \$999,000

6 Bedroom

1 unit
4,559 – 4,559 sf
from \$2,400,000

For Sale in Montrose - 7230 158th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$999,000	5 / 4	3371 sf	\$296	42 8250 158 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$925,000	4 / 4ba	2328 sf	\$397	2026-07-09
\$931,000	3 / 4ba	2468 sf	\$377	2026-07-07
\$920,000	3 / 3ba	1798 sf	\$512	2025-10-03
\$1,027,000	4 / 4ba	2413 sf	\$426	2025-06-08

Value & Financing

Price Positioning

\$296 /sq ft

Active listings here average **\$296/sf** vs **\$660/sf** across Fleetwood Tynehead.

55% below area average

Mortgage Snapshot

\$4,784 /mo

Entry price (from) **\$999,000**

20% down payment **\$199,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2004	LEVELS 3	SUITES 54	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS777	MANAGEMENT 604 Real Estate

Overview

Montrose - 7230 158 Street, Surrey, BC V4N 0R5, Canada. Strata Plan BCS777 - located on the corner of 158 Street and 82a Avenue in the desirable Fleetwood neighbourhood in Surrey.

Montrose offers 54 elegant townhomes built in 2004 that are well maintained and managed.

Montrose is nearby all amenities including Elementary and Secondary level schools, public transit, access to highways, recreation centre, Surrey Public Library, parks, golf courses, IGA marketplace, shopping, dining and much more! Most homes feature two levels, in-suite laundry, vaulted ceilings, cozy gas fireplaces, three bedrooms, 3 1/2 baths and a double side-by-side garage with additional parking in the driveway or the street. Montrose residents can enjoy a walk-out patio with spacious private backyards that are perfect for entertainment and relaxing. This complex features visitor parking and manicured grounds. Montrose offers townhome living at it's finest!

Amenities & Features

- ✓ Garden
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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