

HYLAND GROVE

13900 Hyland Rd. · Surrey, BC V3W 2C3 · East Newton



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3 FOR SALE
FROM \$650,000



Unit Mix

3 Bedroom

8 units
1,748 – 2,120 sf
from \$583,000

4 Bedroom

16 units
1,816 – 2,240 sf
from \$599,800

5 Bedroom

1 unit
2,071 – 2,071 sf
from \$610,000

For Sale in Hyland Grove & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$849,900	3 / 4	2120 sf	\$401	512 13900 HYLAND ROAD
\$799,000	4 / 3	2098 sf	\$381	411 13900 HYLAND ROAD
\$650,000	4 / 4	2097 sf	\$310	208 13900 HYLAND ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$860,000	4 / 4ba	2003 sf	\$429	2025-01-30
\$895,000	4 / 4ba	2099 sf	\$426	2024-04-25
\$890,000	4 / 4ba	2180 sf	\$408	2024-04-03
\$840,000	3 / 3ba	2104 sf	\$399	2024-02-04

Value & Financing

Price Positioning

\$364 /sq ft

Active listings here average **\$364/sf** vs **\$508/sf** across East Newton.

28% below area average

Mortgage Snapshot

\$3,113 /mo

Entry price (from)	\$650,000
20% down payment	\$130,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1993	LEVELS 3	SUITES 73	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS628	MANAGEMENT Obsidian Property Management Ltd.

Overview

"Hyland Grove" at 13900 Hyland Road, Surrey, BC, V3W 2C3. Strata No: LMS628, 2 levels, 73 units, built in 1993. Located in the East Newton area of Surrey, near the crossroads of Hyland Road and 140 Street. A deluxe family complex of 73 townhomes located in a quiet country setting. Complex is built on a sloping hill, so some homes have nice views of Mt. Baker. Homes

feature three bedrooms, some with walk-out basements. The Complex has ample parking and beautifully kept grounds. Playground amenities on site. Conveniently located near Newton Town Centre, close to transit, shopping, elementary school, Newton Wave Pool and recreation.

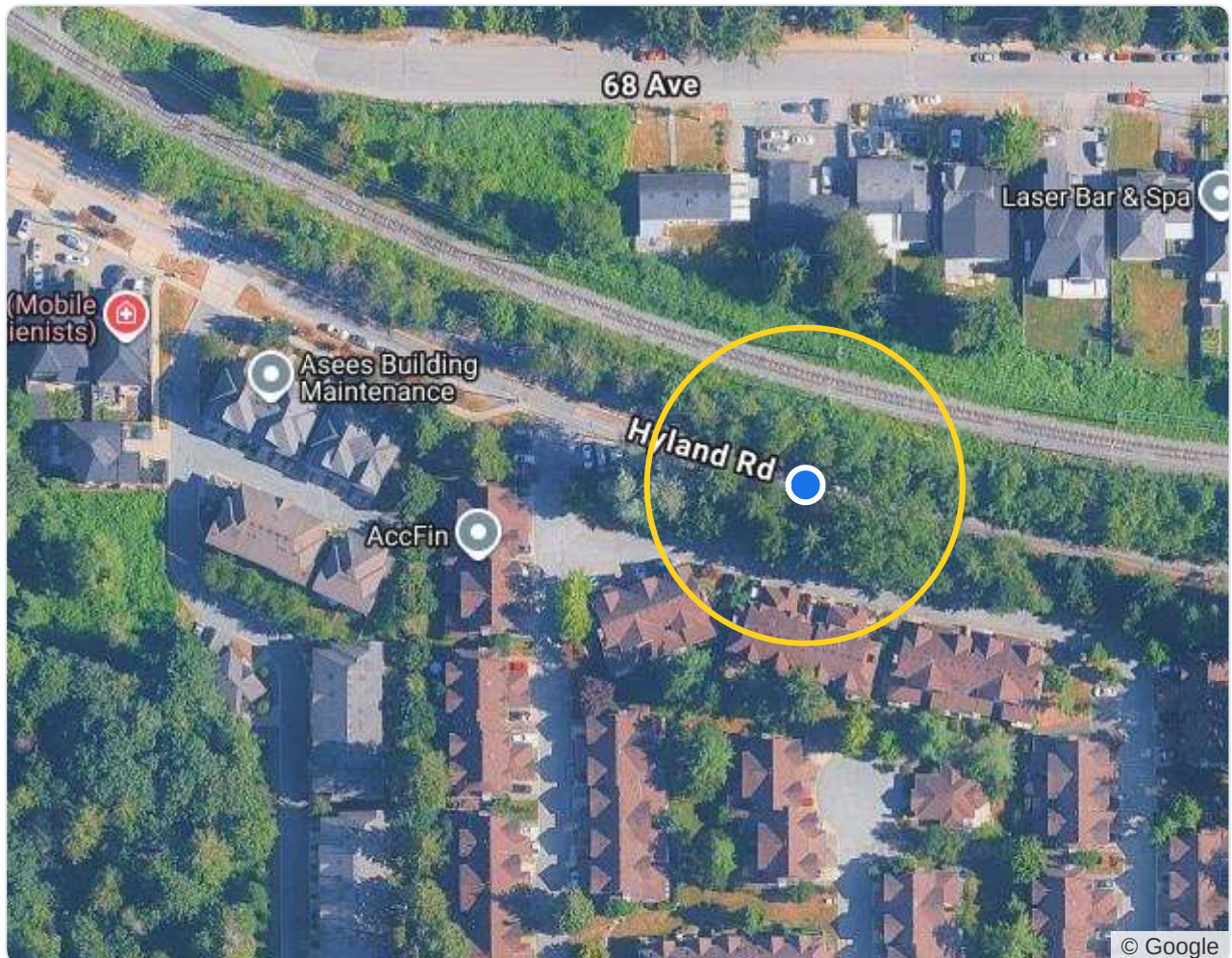
Amenities & Features

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

Maintenance Fees Include

- ✓ Gardening
- ✓ Management

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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