

BUILDING BROCHURE

# GREYHAWK - 7518 138 BUILDING

7518 138 St. · Surrey, BC V3W 1S1 · East Newton



Scan to view online



**2** FOR SALE  
FROM \$930,000

**1** SOLD · 12 MO  
\$800,000-\$800,000

  
12-MO SOLD TREND  
2.6

# Unit Mix

### 3 Bedroom

12 units  
1,903 – 2,085 sf  
from \$640,000

### 4 Bedroom

9 units  
1,909 – 2,018 sf  
from \$648,000

## For Sale in Greyhawk – 7518 138 Building & Complex

2 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS     |
|-----------|--------------|---------|-------|--------------------|
| \$990,000 | 4 / 4        | 2012 sf | \$492 | 47 7518 138 STREET |
| \$930,000 | 3 / 3        | 2000 sf | \$465 | 56 7518 138 STREET |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$800,000  | 4 / 3ba | 2018 sf | \$396 | 2025-11-23 |
| \$898,000  | 4 / 4ba | 2017 sf | \$445 | 2025-01-27 |
| \$942,000  | 4 / 3ba | 2004 sf | \$470 | 2024-11-11 |
| \$850,000  | 4 / 3ba | 2011 sf | \$423 | 2024-09-03 |

## Value & Financing

### Price Positioning

**\$479** /sq ft

Active listings here average **\$479/sf** vs **\$498/sf** across East Newton.

4% below area average

### Mortgage Snapshot

**\$4,454** /mo

Entry price (from) **\$930,000**

20% down payment **\$186,000**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                                               |
|---------------------------|-----------------------------------------|-------------------------------|---------------------------------------------------------------|
| YEAR BUILT<br><b>2006</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>69</b>           | CONSTRUCTION<br><b>Frame - Wood</b>                           |
| EXTERIOR<br><b>Vinyl</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>BCS1790</b> | MANAGEMENT<br><b>Leonis Management &amp; Consultants Ltd.</b> |

## Overview

---

Greyhawk - 7518 138th Street Surrey, BC V3W 1S1, BCS1790 -Located in the popular neighbourhood of East Newton in Surrey on 138th Street and 74 Avenue. This is a convenient location that is close to transit, Frank Hurt Secondary, Bear Creek Elementary, Costco, Save-On-Foods, Shoppers Drug Mart, Safeway, Surrey Public Library, medical services, shopping, restaurants, coffee shops, recreation, Hazelnut Meadows Park and more! Direct access to highways allows an easy commute to surrounding destinations including Delta, Downtown Vancouver, Langley and Whiterock! Greyhawk offers 69 unique townhomes built in 2006 and are professionally managed. Most homes feature three levels, three bedrooms, 2 1/2 bathrooms, floor plans are up to 2,000 sq. ft., insuite laundry, 9 foot ceilings on main floor, oversized windows, mini blinds, laminate flooring, gourmet kitchens with granite countertops, double side-by-side garages and private backyards that are great for entertaining. This is a well maintained complex that offers visitor parking, landscaped grounds and playground amenities for the kids! This is a great family-oriented townhome community that offers comfortable living - Live at Greyhawk!

»

## Amenities & Features

---

✓ In Suite Laundry

✓ Playground

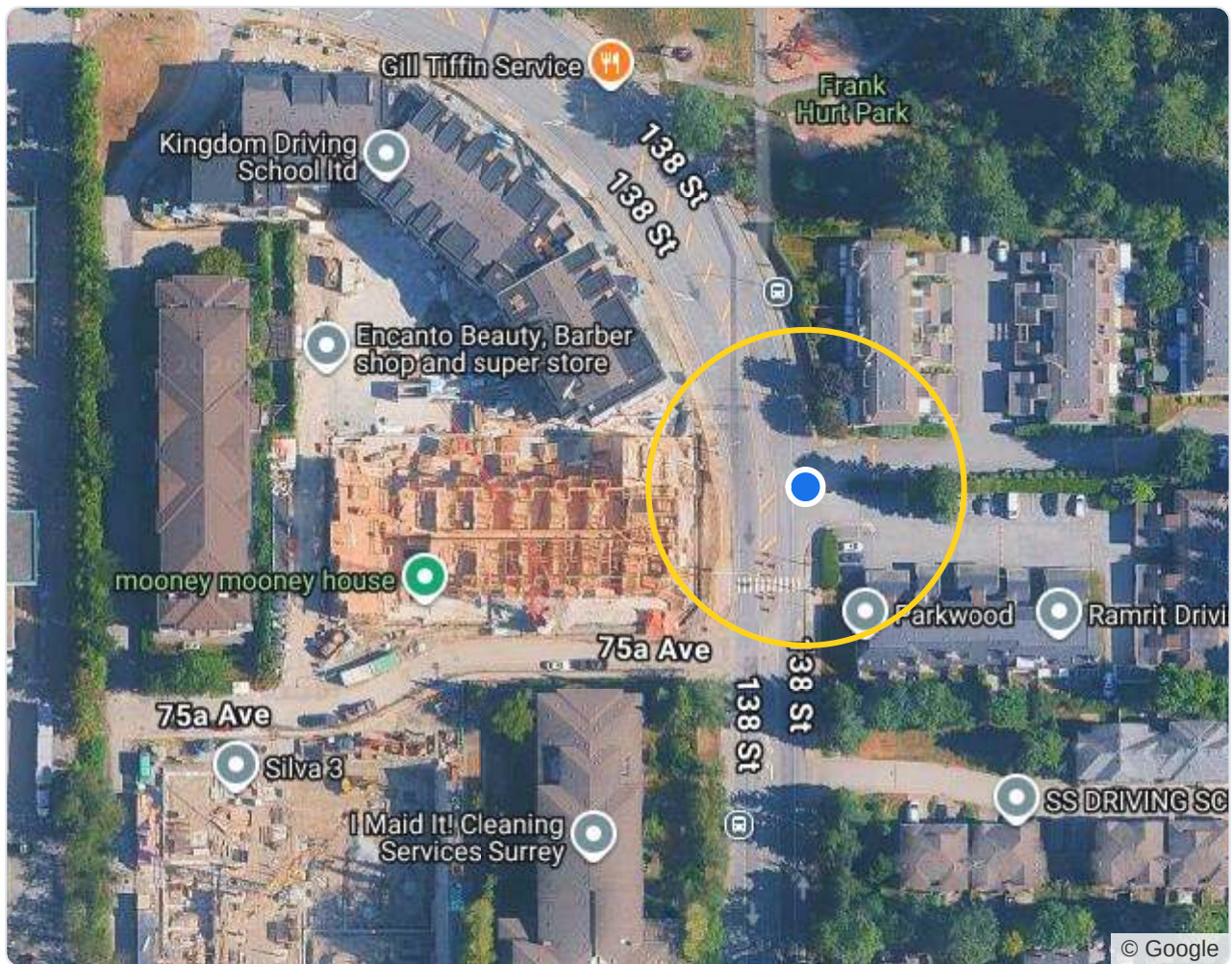
## Maintenance Fees Include

---

✓ Gardening

✓ Management

## Location



### Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

604 671 7000 · [les@6717000.com](mailto:les@6717000.com) · [bccondos.net](http://bccondos.net)



Book a Viewing  
scan or call