

BUILDING BROCHURE

# GLENVIEW ESTATES - 7533 140TH BUILDING

7533 140th St. · Surrey, BC V3W 5J9 · East Newton



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**2** FOR SALE  
FROM \$599,900

12-MO SOLD TREND  
38.3

## Unit Mix

### 3 Bedroom

19 units

1,323 – 1,601 sf

from \$510,000

## For Sale in Glenview Estates - 7533 140th Building & Complex

2 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS     |
|-----------|--------------|---------|-------|--------------------|
| \$785,000 | 3 / 2        | 1460 sf | \$538 | 35 7533 140 STREET |
| \$599,900 | 3 / 3        | 1364 sf | \$440 | 21 7521 140 STREET |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$747,000  | 3 / 3ba | 1416 sf | \$528 | 2025-03-05 |
| \$750,000  | 3 / 3ba | 1450 sf | \$517 | 2025-01-20 |
| \$774,000  | 3 / 3ba | 1402 sf | \$552 | 2024-08-25 |
| \$670,000  | 3 / 3ba | 1399 sf | \$479 | 2023-07-25 |

## Value & Financing

### Price Positioning

**\$489** /sq ft

Active listings here average \$489/sf vs \$1185/sf across East Newton.

### Mortgage Snapshot

**\$2,873** /mo

Entry price (from) **\$599,900**  
20% down payment **\$119,980**

59% below area average

Rate / amortization

5.24% · 25 yr

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

YEAR BUILT  
**1985**

LEVELS  
**2**

SUITES  
**36**

CONSTRUCTION  
**Frame - Wood**

EXTERIOR  
**Wood**

TITLE TO LAND  
**Freehold Strata**

STRATA PLAN  
**NWS1969**

## Overview

Glenview Estates - 7533 140 Street, Surrey, BC V3W 5J9, Canada. Strata Plan NWS1969 - Located in the heart of East Newton in Surrey on 140 Street and 75 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 White Rock. Glenview Estates offers 36 townhomes built in 1984 and are professionally managed. Most homes feature two levels, bay windows, spacious floor plans, European style kitchens, insuite laundry, fully fenced backyards with patio areas and covered parking. This is a well maintained family-oriented complex that offers a great clubhouse with pool tables and other entertainment, visitor parking and manicured gardens. This is a multiple address complex that include 7551 140th Street. Glenview Estates offers comfortable townhome living in a convenient neighbourhood in Surrey!

## Amenities & Features

✓ In Suite Laundry

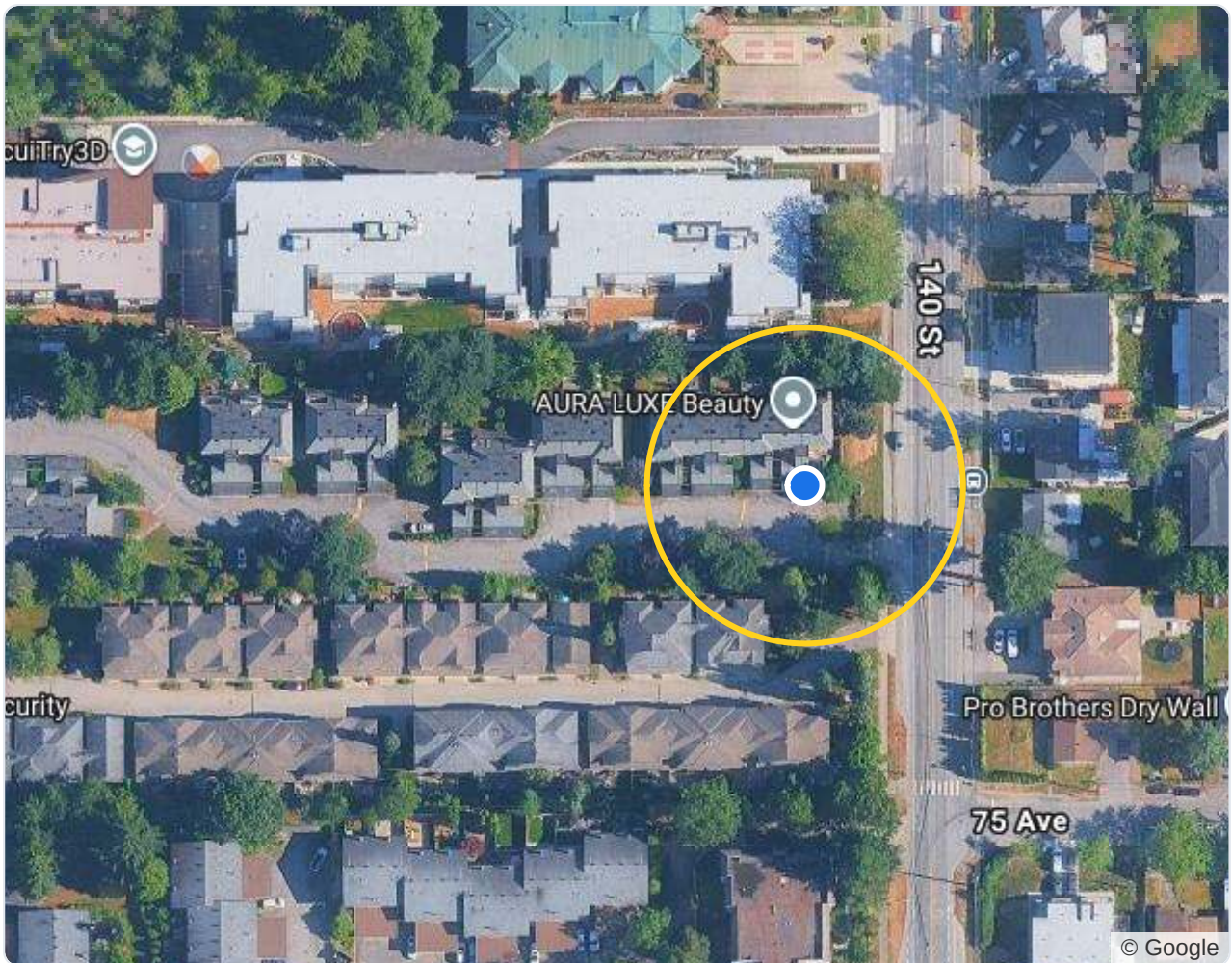
## Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

## Location



**Les Twarog**

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