

BUILDING BROCHURE

SPYGLASS

8355 Delsom Way · Delta, BC V4C 0A9 · Nordel



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1 FOR SALE
FROM \$988,000

1 SOLD · 12 MO
\$1,080,000–\$1,080,000


12-MO SOLD TREND
10.8

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



Unit Mix

3 Bedroom

7 units
1,336 – 1,454 sf
from \$657,000

4 Bedroom

24 units
1,984 – 2,154 sf
from \$762,800

For Sale in Spyglass & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$988,000	4 / 4	1984 sf	\$498	33 8355 DELSOM WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,080,000	4 / 4ba	2123 sf	\$509	2025-10-30
\$1,013,000	4 / 4ba	2055 sf	\$493	2025-07-07
\$970,000	4 / 4ba	2123 sf	\$457	2025-05-22
\$945,000	3 / 3ba	1435 sf	\$659	2025-03-11

Value & Financing

Price Positioning

\$498 /sq ft

Active listings here average **\$498/sf** vs **\$582/sf** across Nordel.

14% below area average

Mortgage Snapshot

\$4,732 /mo

Entry price (from) **\$988,000**

20% down payment **\$197,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2010	LEVELS 3	SUITES 91	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3814	DEVELOPER Polygon Nordel Development Ltd.
ARCHITECT Formwerks Architectural			

Overview

Spyglass at Sunstone - 8355 Delsom Way, Delta BC V4C 0A9, BCS3814. Located on the corner of Delsom Way and Delsom Crescent in the Nordel area of North Delta. This convenient location is hidden yet extremely close to the major routes of Delta such as Nordel Way and 84th Avenue. Close to transportation, Reach Developmental Pre-School, Sands Secondary, Sunbury Park Hall, North Delta Park and many other amenities.

Built by Polygon in 2010, this 91 unit collection of 3 level townhomes features 3 or 4 bedrooms, charming East Coast shingle-style architecture, interiors are bright and open with designer finishings, main floor powder rooms, generous walk-ins closets, double car garages, and inviting decks or patios. Gourmet kitchens feature stainless steel appliances, granite counter tops and durable laminate flooring.

Spyglass residents will also enjoy exclusive access to the 12000 sq. ft. Sunstone Club, a resort inspired clubhouse featuring an outdoor pool and spa, fireside lounge, fully equipped fitness centre, screening room, guest suites, resident concierge and much more.

Amenities & Features

✓ None

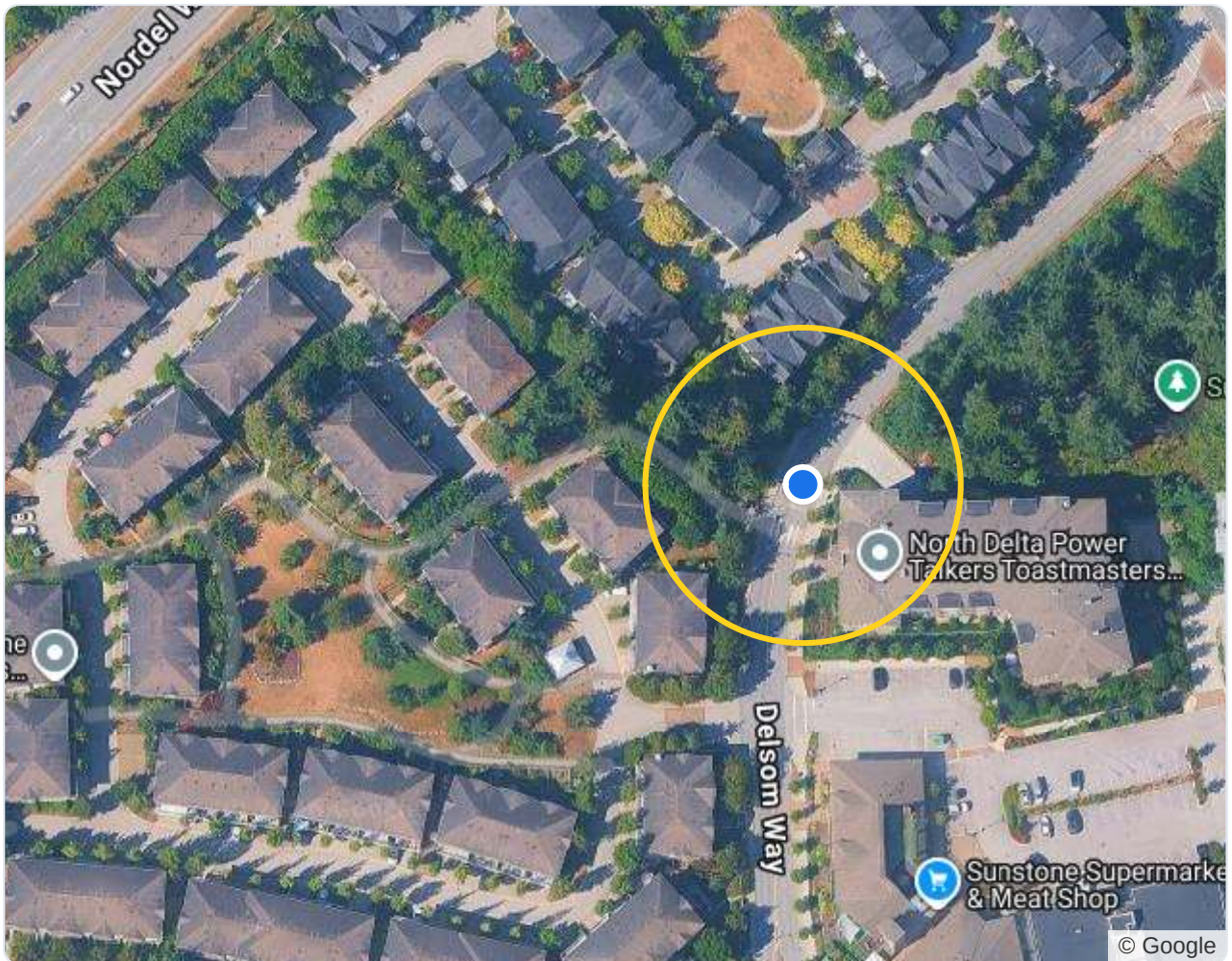
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Recreation Facility

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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