

BUILDING BROCHURE

# MONTA ROSA - 8497 164TH BUILDING

8497 164th St. · Surrey, BC V4N 3K4 · Fleetwood Tynehead



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**1** FOR SALE  
FROM \$749,900

**1** SOLD · 12 MO  
\$805,000–\$805,000



## Unit Mix

### 2 Bedroom

10 units  
1,462 – 1,851 sf  
**from \$595,000**

### 3 Bedroom

8 units  
1,462 – 1,770 sf  
**from \$618,000**

## For Sale in Monta Rosa – 8497 164th Building & Complex

1 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS    |
|------------------|--------------|---------|-------|-------------------|
| <b>\$749,900</b> | 2 / 3        | 1719 sf | \$436 | 3 8567 164 STREET |

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$805,000</b> | 2 / 2ba | 1480 sf | \$544 | 2025-10-23 |
| <b>\$835,000</b> | 3 / 3ba | 1735 sf | \$481 | 2025-07-10 |
| <b>\$815,000</b> | 3 / 2ba | 1462 sf | \$557 | 2025-07-07 |
| <b>\$840,000</b> | 2 / 3ba | 1797 sf | \$467 | 2025-06-18 |

## Value & Financing

### Price Positioning

**\$436** /sq ft

Active listings here average **\$436/sf** vs **\$561/sf** across Fleetwood Tynehead.

**22% below area average**

### Mortgage Snapshot

**\$3,591** /mo

|                     |                      |
|---------------------|----------------------|
| Entry price (from)  | <b>\$749,900</b>     |
| 20% down payment    | <b>\$149,980</b>     |
| Rate / amortization | <b>5.24% · 25 yr</b> |

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

|                           |                                         |                     |                                     |
|---------------------------|-----------------------------------------|---------------------|-------------------------------------|
| YEAR BUILT<br><b>1992</b> | LEVELS<br><b>2</b>                      | SUITES<br><b>48</b> | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Stucco</b> | TITLE TO LAND<br><b>Freehold Strata</b> |                     | STRATA PLAN<br><b>LMS366</b>        |

## Overview

Monta Rosa - 8497 164 Street, Surrey, BC V4N 3K4, LMS366 - located on 164th Street and Fraser Highway in the desirable area of Fleetwood in Surrey. Monta Rosa offers 48 two-storey and rancher style townhomes built in 1992 and are well managed. This community is central to public transit, major transportation routes, Surrey Sport Complex, Fleetwood Community Centre, 2 EE's Market, senior centre, library, beside Frost Road Park, shopping, restaurants and much more! Homes feature two and three bedrooms, vaulted ceilings, new roof on entire complex, skylights, spacious patios and private backyards. This is a well maintained complex that has recent updates including a new roof in 2009. Monta Rosa is a quiet, gated community offering privacy, added security, visitor parking and a clubhouse. Monta Rosa is a great townhome living!

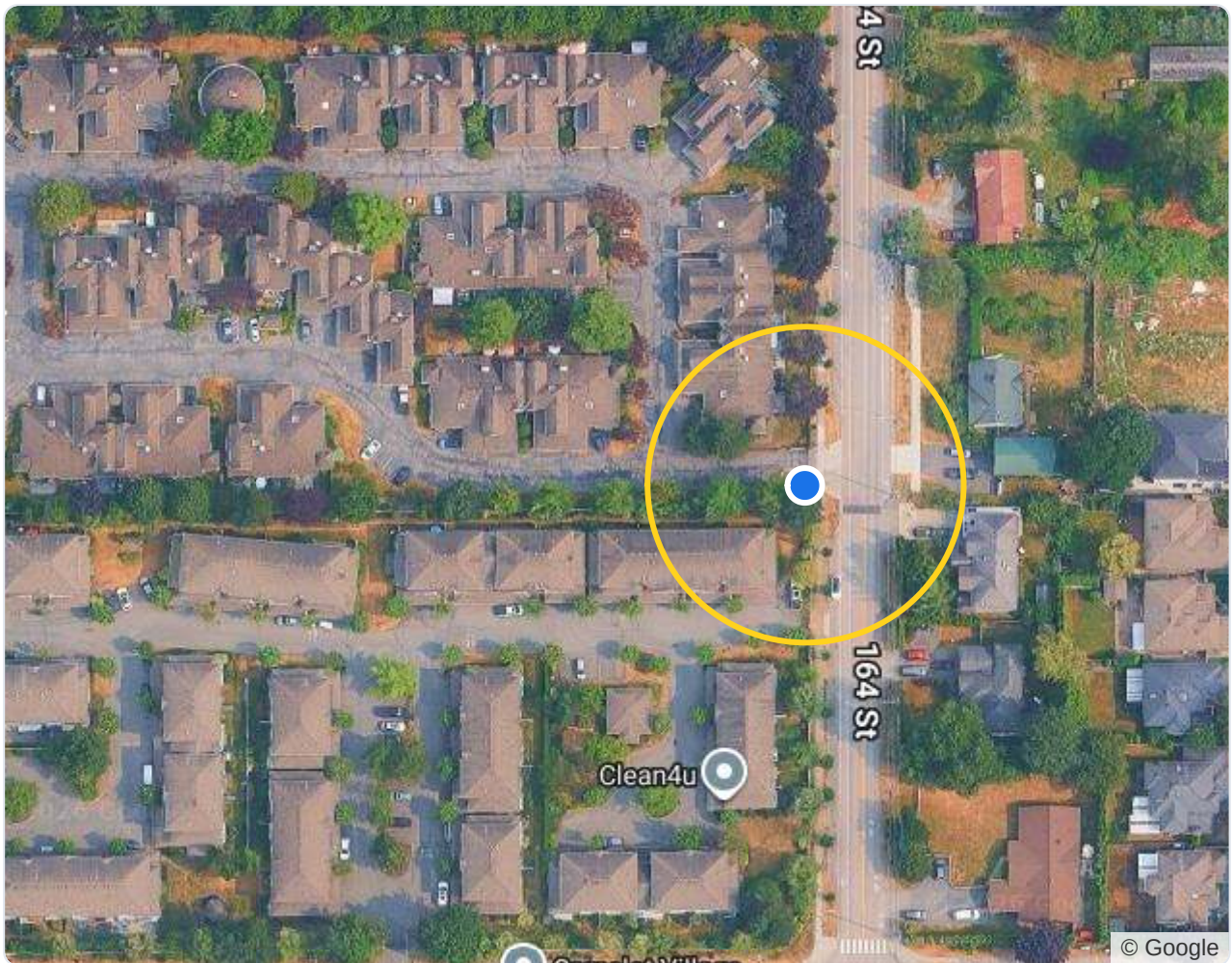
## Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry

## Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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