

BUILDING BROCHURE

CARLINGWOOD

8888 151st St. · Surrey, BC V3R 0Z9 · Bear Creek Green Timbers



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5 FOR SALE
FROM \$749,000

5 SOLD · 12 MO
\$727,000–\$845,000



Unit Mix

3 Bedroom

20 units
1,410 – 1,618 sf
from \$600,000

4 Bedroom

16 units
1,483 – 1,693 sf
from \$605,000

For Sale in Carlingwood & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$828,888	4 / 3	1483 sf	\$559	94 8888 151 STREET
\$799,000	3 / 3	1451 sf	\$551	24 8888 151 STREET
\$759,000	3 / 3	1510 sf	\$503	69 8888 151 STREET
\$749,999	3 / 3	1461 sf	\$513	30 8888 151 STREET
\$749,000	4 / 3	1584 sf	\$473	53 8888 151 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$780,000	3 / 3ba	1435 sf	\$544	2026-06-08
\$790,000	4 / 3ba	1497 sf	\$528	2026-06-08
\$727,000	3 / 3ba	1486 sf	\$489	2026-05-29
\$735,000	4 / 3ba	1660 sf	\$443	2026-04-06

Value & Financing

Price Positioning

\$520 /sq ft

Active listings here average **\$520/sf** vs **\$652/sf** across Bear Creek Green Timbers.

20% below area average

Mortgage Snapshot

\$3,587 /mo

Entry price (from) **\$749,000**

20% down payment **\$149,800**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 2002	LEVELS 2	SUITES 97	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS4142	DEVELOPER Palladium
MANAGEMENT Dorset Realty Group			

Overview

Carlingwood - 8888 151 Street Surrey, BC V3R 0Z9, LMS4142 - Located on 151 Street and 88A Avenue in the popular area of Bear Creek Timbers in Surrey. Carlingwood offers 97 townhomes quality built by Palladium in 2002 and are professionally managed. This is a convenient location that is close to Save-On-Foods, Shoppers Drug Mart, Evergreen Mall, Fleetwood Elementary School, bus stops, nearby King George SkyTrain Station, restaurants, starbucks, recreation, golf courses and more! Direct access to major transportation routes including Fraser Highway, allows an easy commute to surrounding destinations. Homes feature two and three levels, three bedrooms, one study, vaulted ceilings, cozy gas fireplace, elegant tiled entrances, in-suite laundry, private backyards, balconies, a two car garage that provides lots of storage space and additional parking spaces in the driveway. Residents can enjoy the clubhouse which includes a kitchen, a universal gym, ping pong tables, pool tables and a lounge area that is great for social gatherings and entertainment. Carlingwood has a manicured garden with bridges, walkways and a delightful water fountain to enjoy. This is a safe and quiet gated community that offers townhome living at its best - Live at Carlingwood!

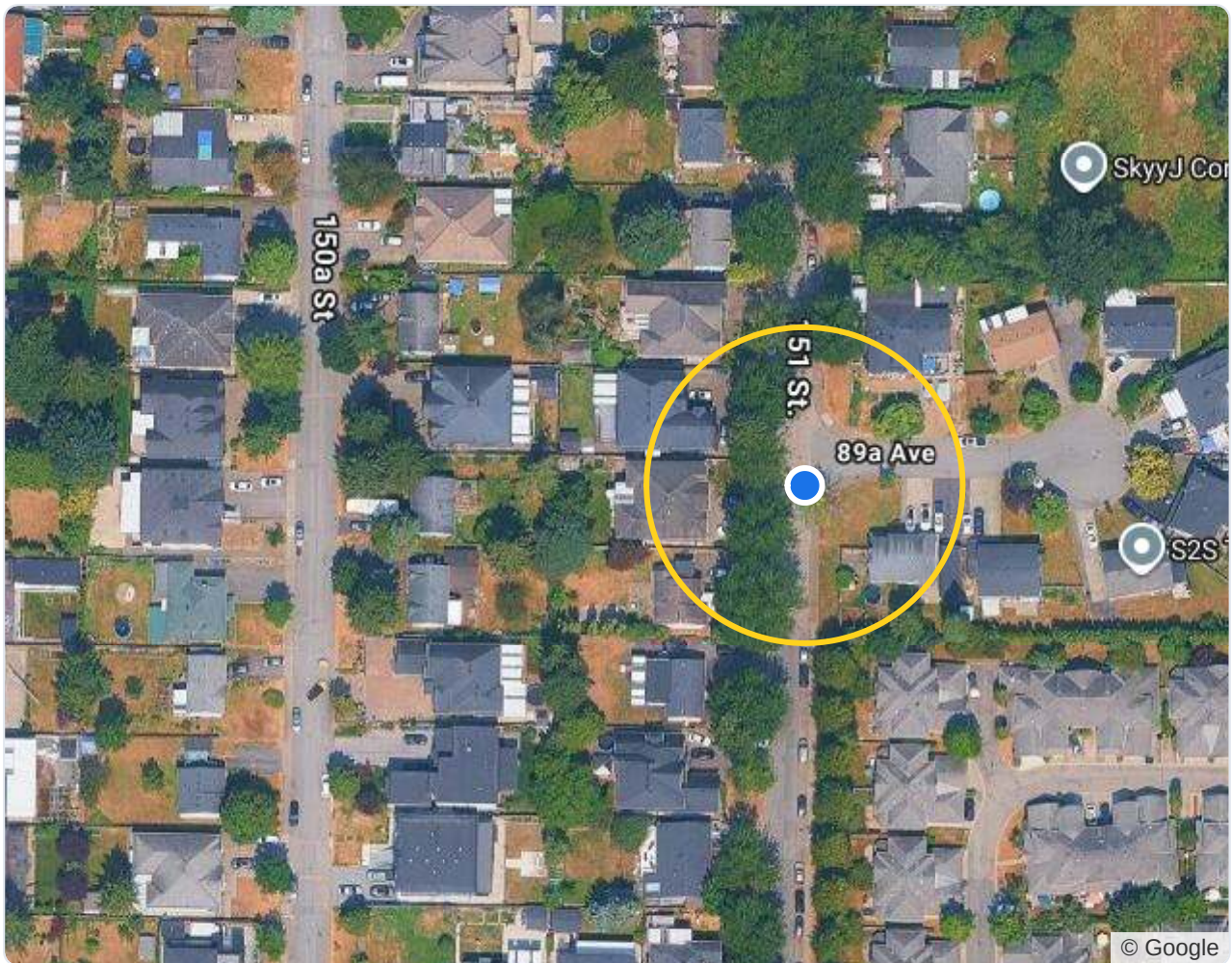
Amenities & Features

- ✓ Club House
- ✓ Exercise Centre

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Recreation Facility

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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