

BUILDING BROCHURE

CAMBRIDGE

15270 17th Ave. · Surrey, BC V4A 1T9 · King George Corridor



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4 FOR SALE
FROM \$510,000



Unit Mix

1 Bedroom

2 units
1,306 – 1,426 sf
from \$510,000

2 Bedroom

19 units
1,270 – 1,797 sf
from \$410,000

3 Bedroom

2 units
1,643 – 1,643 sf
from \$731,500

For Sale in Cambridge & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$749,900	2 / 2	1515 sf	\$495	311 15270 17TH AVENUE
\$570,000	2 / 2	1594 sf	\$358	106 15270 17 AVENUE
\$510,000	1 / 2	1306 sf	\$391	109 15270 17 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$532,000	2 / 2ba	1308 sf	\$407	2025-03-08
\$667,500	2 / 2ba	1508 sf	\$443	2024-05-16
\$739,000	3 / 2ba	1643 sf	\$450	2023-11-18
\$731,500	3 / 2ba	1643 sf	\$445	2023-05-14

Value & Financing

Price Positioning

\$414 /sq ft

Active listings here average **\$414/sf** vs **\$676/sf** across King George Corridor.

39% below area average

Mortgage Snapshot

\$2,443 /mo

Entry price (from)	\$510,000
20% down payment	\$102,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1986	LEVELS 3	SUITES 47	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2305	

Overview

The Cambridge - 15270 17 Avenue Surrey, BC V4A 1T9, NWS2305 - Located in a sought after neighbourhood in South Surrey on 17 Avenue and 152 Street. The Cambridge is a low-rise building that has three levels and offers 47 homes built in 1986 that are professionally managed. This building is centrally located near transit, steps to Semiahmoo Mall, Shoppers Drug Mart, restaurants, medical services, Peace Arch Hospital, Surrey Public Library, Centennial park,

recreation, White Rock Beach and much more! Direct access to highways including the Vancouver-Blaine Highway, allows an easy commute surrounding destinations including the US Border and YVR.

This building has fairly recent updates including a new roof, exterior paint and updated carpets in 2002. Cambridge homes include vaulted ceilings with beautiful crown mouldings, large windows that allow plenty of natural light, gas fireplaces, hot water heat and a spacious eating area in kitchens. The huge master bedroom has a walk through closet, an amazing ensuite includes double sinks and soaker tub, separate tub and shower. Residents can relax and entertain on their large, private balconies that overlook a landscaped courtyard area from most units. The Cambridge offers a common workshop, lounge, in-suite laundry, elevators, wheelchair access, visitor parking, storage lockers and plenty of parking in a gated underground parkade for residents. Maintenance fees include hot water and heat. This is a quiet, adult-oriented community that is ideal for those wanting to downsize and retire - Live at The Cambridge!

Amenities & Features

- | | |
|------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
|------------|--------------------|

Maintenance Fees Include

- | | |
|-------------------|------------------|
| ✓ Cable/satellite | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Heat |
| ✓ Hot Water | ✓ Management |

Location



Les Twarog

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