

BUILDING BROCHURE

CEDAR LANE - 15518 103A BUILDING

15518 103A Ave. · Surrey, BC V3R 1N7 · Guildford



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1 FOR SALE
FROM \$749,000

12-MO SOLD TREND
29.8

Unit Mix

3 Bedroom

10 units

1,316 – 1,596 sf

from \$589,500

For Sale in Cedar Lane - 15518 103a Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$749,000	3 / 3	1596 sf	\$469	2 15518 103A AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$765,000	3 / 3ba	1316 sf	\$581	2024-12-30
\$815,000	3 / 3ba	1319 sf	\$618	2024-05-06
\$827,100	3 / 3ba	1335 sf	\$620	2024-02-13
\$822,000	3 / 3ba	1453 sf	\$566	2023-03-04

Value & Financing

Price Positioning

\$469 /sq ft

Active listings here average **\$469/sf** vs **\$571/sf** across Guildford.

18% below area average

Mortgage Snapshot

\$3,587 /mo

Entry price (from)	\$749,000
20% down payment	\$149,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2007	LEVELS 3	SUITES 24	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2149	MANAGEMENT Leonis Management & Consultants Ltd.

Overview

Cedar Lane - 15518 103A Ave, Surrey, BC V3R 1N7, BCS2149. Located on Street 1 and Street 2 in a convenient neighbourhood of Area. Cedar Lane built in Year, offers 24 homes that are well maintained and professionally managed by Leonis Mgmt: 604-575-5474. This is a prime location just minutes away from Famous Players Theatres, Guildford Town Centre, Starbucks Coffee, Earls Restaurant Guildford, and Mirage Nightclub. Transit and major routes are close by and within walking distance. Features of Cedar Lane include in-suite laundry. Cedar Lane has no restrictions.

Amenities & Features

- ✓ In Suite Laundry
- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Snow Removal

Location



Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

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