

BUILDING BROCHURE

HILTON HOUSE

13530 Hilton Rd. · Surrey, BC V3R 5J4 · Bolivar Heights



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1 FOR SALE
FROM \$399,000

3 SOLD · 12 MO
\$350,000–\$418,000



Unit Mix

1 Bedroom

1 unit
789 – 789 sf
from \$220,000

2 Bedroom

13 units
930 – 1,136 sf
from \$268,000

For Sale in Hilton House & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$399,000	2 / 2	1136 sf	\$351	304 13530 HILTON ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$418,000	2 / 2ba	1120 sf	\$373	2025-12-17
\$360,000	2 / 1ba	1014 sf	\$355	2025-11-23
\$350,000	2 / 2ba	1034 sf	\$338	2025-09-21
\$435,000	2 / 2ba	1123 sf	\$387	2025-03-25

Value & Financing

Price Positioning

\$351 /sq ft

Active listings here average **\$351/sf** vs **\$792/sf** across Bolivar Heights.

56% below area average

Mortgage Snapshot

\$1,911 /mo

Entry price (from) **\$399,000**

20% down payment **\$79,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1975	LEVELS 3	SUITES 36	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS213	MANAGEMENT Leonis Management & Consultants Ltd.

Overview

Hilton House 13530 Hilton Rd, Surrey, BC V3R 5J4, Canada NWS213. Hilton House is located on Hilton Road and Bentley in a convenient neighbourhood of Surrey. Built in 1975, it offers 36 homes that are well maintained and professionally managed by Leonis Management: 604-575-5474. This is a prime location just minutes away from the sky train station, Pancho & Lefty's club, Church's Chicken, and the Dell Shopping Centre. The Hilton House has a beautiful view of the mountains on the North Shore. The Hilton House has an age restriction and does not allow pets or rentals.

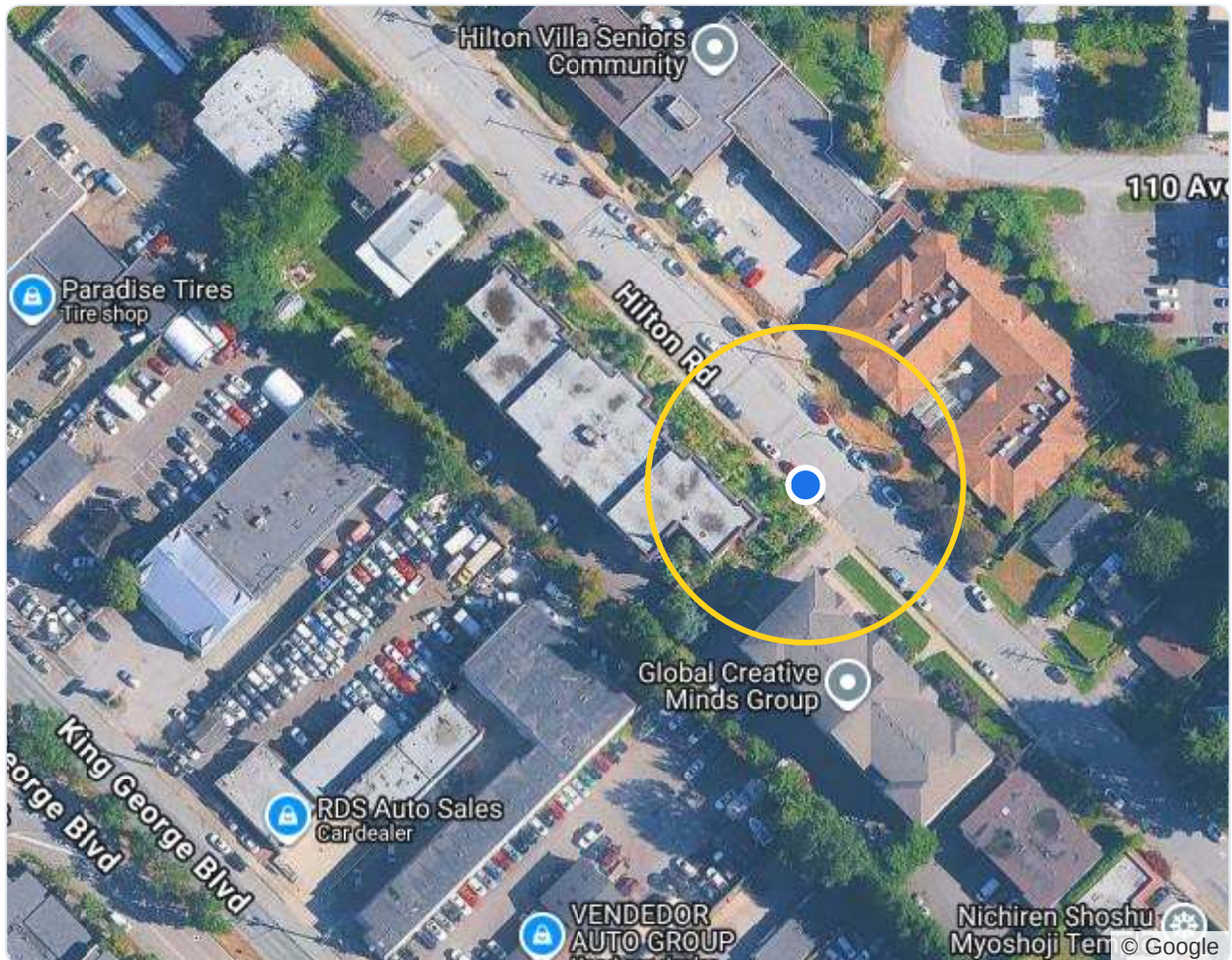
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Heat
- ✓ Hot Water
- ✓ Management

Location



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