

BUILDING BROCHURE

VINTERRA VILLAS - 2603 162ND BUILDING

2603 162nd St. · Surrey, BC V3S 2L4 · Grandview Surrey



Scan to view online



4 FOR SALE
FROM \$1,320,000

3 SOLD · 12 MO
\$1,290,000–\$1,550,000


12-MO SOLD TREND
-12.6

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

3 Bedroom 8 units 3,600 – 3,879 sf from \$1,350,000	4 Bedroom 31 units 3,070 – 3,881 sf from \$978,000	5 Bedroom 4 units 3,117 – 3,686 sf from \$1,160,000
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For Sale in Vinterra Villas - 2603 162nd Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,788,000	4 / 5	3733 sf	\$479	26 2603 162 STREET
\$1,610,000	4 / 4	3740 sf	\$430	27 2603 162 STREET
\$1,552,000	4 / 5	3850 sf	\$403	8 2603 162 STREET
\$1,320,000	4 / 4	3090 sf	\$427	40 2603 162 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,290,000	4 / 4ba	3101 sf	\$416	2026-04-19
\$1,387,000	4 / 4ba	3118 sf	\$445	2026-03-10
\$1,550,000	3 / 4ba	3879 sf	\$400	2026-02-11
\$1,340,000	4 / 4ba	3089 sf	\$434	2025-08-19

Value & Financing

Price Positioning \$435 /sq ft Active listings here average \$435/sf vs \$615/sf across Grandview Surrey. 29% below area average	Mortgage Snapshot \$6,322 /mo Entry price (from)\$1,320,000 20% down payment\$264,000 Rate / amortization5.24% · 25 yr Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.
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YEAR BUILT 2008	LEVELS 3	SUITES 101	CONSTRUCTION Frame - Wood
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EXTERIOR
Stone

TITLE TO LAND
Freehold Strata

STRATA PLAN
BCS2704

MANAGEMENT
**Leonis
Management &
Consultants Ltd.**

Overview

Vinterra Villas -2603 162ND Street, Surrey, BC, V3S 2L4, Morgan Heights Neighborhood, Strata plan BCS2704, 101 townhouses, 3 levels, built 2008 - located at the corner of 162th and 26 Avenue, Surrey. Vinterra homes by Pacific Rim Development are of contemporary design complemented by vineyard landscape backyards. The architecture is inspired by Frank Lloyd Wright, and Portico design is a Vancouver-based full service interior design company. Features of Vinterra home include hardwood on the main floor, entrances over a 19 ft. ceiling foyer, 9 ft ceiling throughout, stone counters, stainless steel Jenn-Air appliances, 3 bathrooms with Nuheat floors, powder room on main, 4 massive bedrooms and 3 fireplaces to keep you comfortable. Veinterra offers a central clubhouse that provides exercise and social activities in three separate buildings. The fitness building has all the up to date equipment needed in a community of this quality. Also included is a wine lounge with an outdoor fireplace overlooking the central vineyard of South Surreys Vinterra homes. The club also includes a self-containing guest suite for friends or family to use when visiting.

Situated at the heart ofMorganHeights, you will find spectacular beaches, golf courses, biking and walking trails and generous green spaces that are as free flowing and open as the expansive homes at Vinterra. Surrounded by new, significant commercial development, Vinterra in South Surrey is ideally located for convenient living within walking distance of new commercial smart centers featuring grocery, retail and services, everything is just next door.

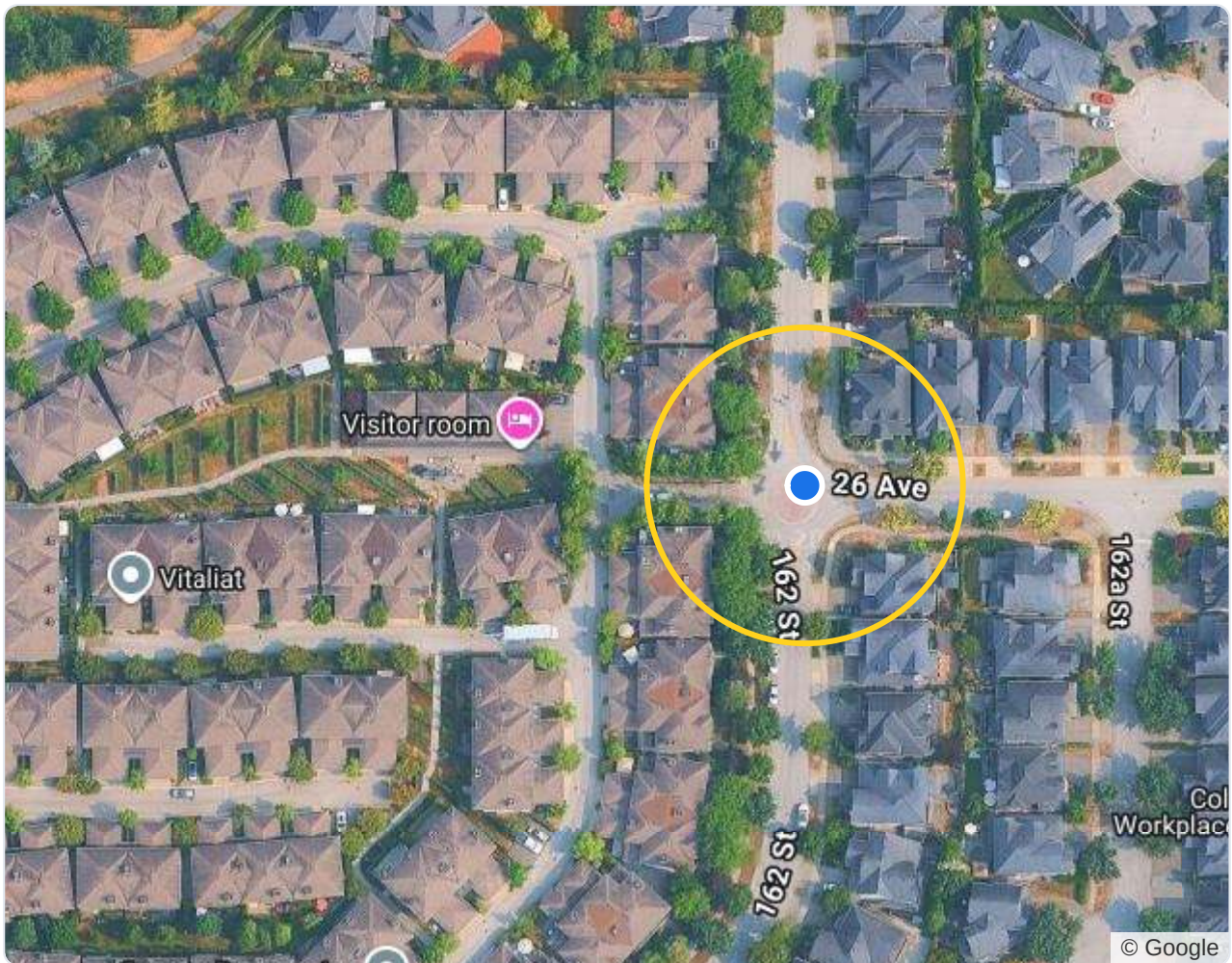
Amenities & Features

- ✓ Club House
- ✓ Guest Suite
- ✓ Exercise Centre

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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