

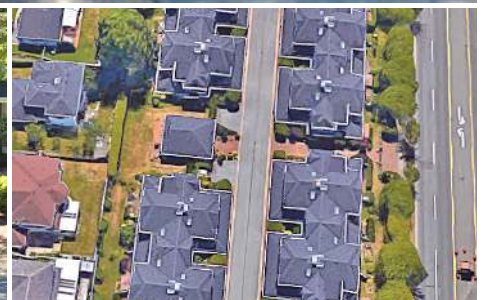
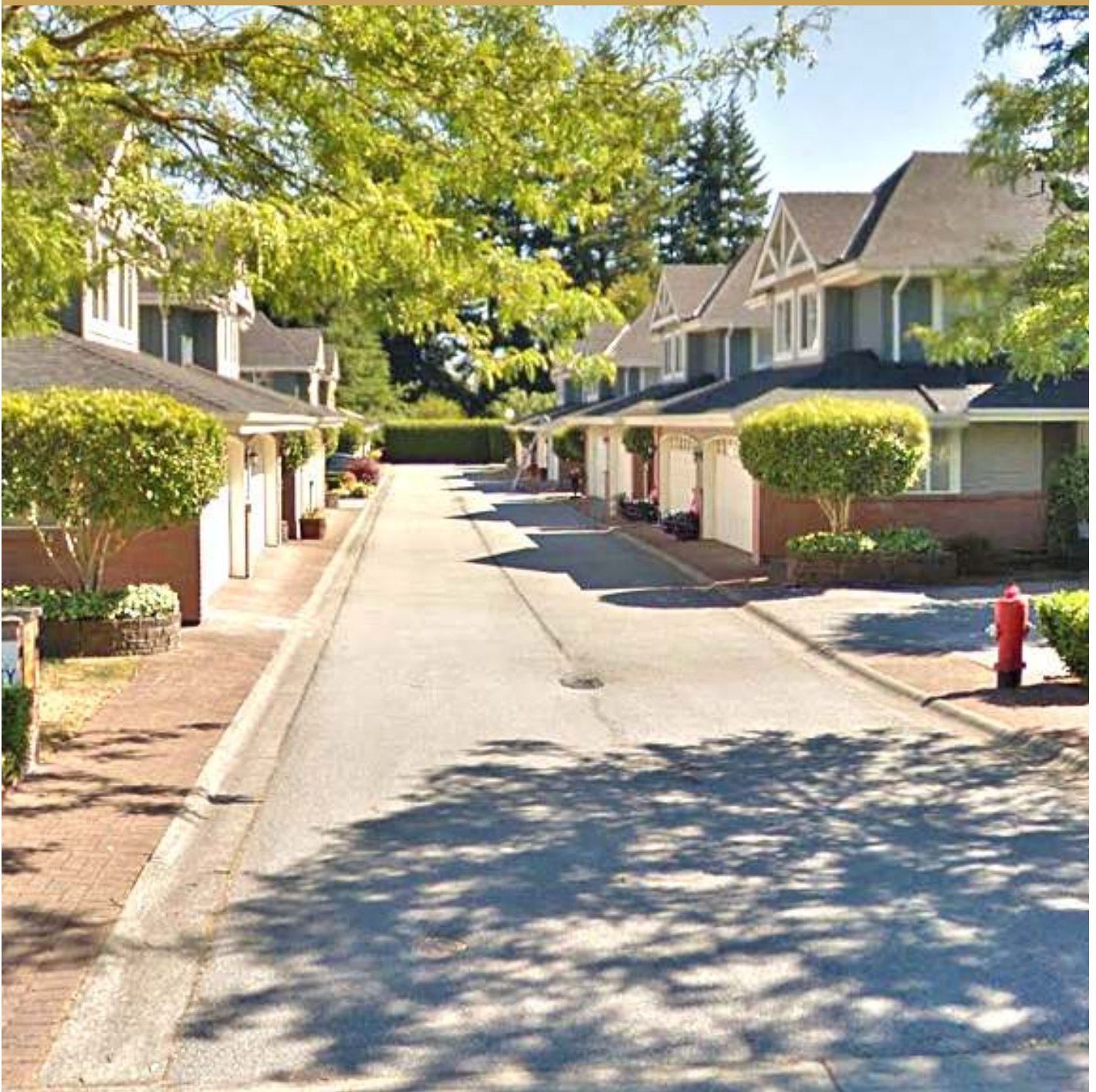
BUILDING BROCHURE

PACIFIC GARDENS

12038 62nd Ave. · Surrey, BC V3X 1Y8 · Panorama Ridge



Scan to view online



1 FOR SALE
FROM \$799,000

12-MO SOLD TREND
18.9

Unit Mix

3 Bedroom

6 units
1,624 – 1,712 sf
from \$760,000

For Sale in Pacific Gardens & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,000	3 / 3	1624 sf	\$492	13 12038 62 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$952,500	3 / 3ba	1670 sf	\$570	2024-07-03
\$920,000	3 / 3ba	1668 sf	\$552	2024-04-04
\$900,000	3 / 3ba	1712 sf	\$526	2023-08-14
\$760,000	3 / 3ba	1640 sf	\$463	2021-06-06

Value & Financing

Price Positioning

\$492 /sq ft

Active listings here average **\$492/sf** vs **\$546/sf** across Panorama Ridge.

10% below area average

Mortgage Snapshot

\$3,827 /mo

Entry price (from) **\$799,000**

20% down payment **\$159,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
1996

LEVELS
2

SUITES
16

CONSTRUCTION
Frame - Wood

EXTERIOR
Wood

TITLE TO LAND
Freehold Strata

STRATA PLAN
LMS2423

MANAGEMENT
**Leonis
Management &
Consultants Ltd.**

Overview

Pacific Gardens - 12038 62nd Avenue Surrey, BC V3X 1Y8, LMS2432 - Located in the popular Panorama Ridge neighbourhood in Surrey on 62nd Avenue and 120 Street. This is a prime location that is close to bus stops, SkyTrain stations, Boundary Park Elementary, Seaquam Secondary, Kwantlen Polytechnic University, Save-on-Foods, Safeway, Strawberry Hill Shopping Centre, London Drugs, Watershed Park, Surrey Public Library, recreation, medical services, restaurants, coffee shops and more! Direct access to major highways including hwy 91 and 99, allow an easy commute to surrounding destinations. Pacific Gardens offers 16 lovely townhomes built in 1996 and are self-managed. Most homes feature two levels, insuite laundry, open layouts, cozy fireplaces, crawlspace for extra storage, private backyards and double garages. This is a well maintained complex that offers a clubhouse and visitor parking. Pacific Gardens is in a quiet neighbourhood in Surrey that offers comfortable townhome living for the whole family - Live here!

Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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