

BUILDING BROCHURE

SURREY TOWN MANOR

12101 80th Ave. · Surrey, BC V3W 5V6 · Queen Mary Park Surrey



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3 FOR SALE
FROM \$399,000

7 SOLD · 12 MO
\$355,000–\$550,000



Unit Mix

1 Bedroom

16 units
869 – 909 sf
from \$340,900

2 Bedroom

27 units
801 – 1,313 sf
from \$420,000

For Sale in Surrey Town Manor & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$575,000	2 / 2	1156 sf	\$497	111 12101 80 AVENUE
\$549,000	2 / 2	1099 sf	\$500	121 12101 80 AVENUE
\$399,000	1 / 1	878 sf	\$454	202 12101 80 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$385,000	1 / 1ba	877 sf	\$439	2026-07-17
\$493,000	2 / 2ba	801 sf	\$615	2026-06-06
\$526,000	2 / 2ba	1305 sf	\$403	2026-05-18
\$530,000	2 / 2ba	1235 sf	\$429	2026-04-12

Value & Financing

Price Positioning

\$484 /sq ft

Active listings here average **\$484/sf** vs **\$572/sf** across Queen Mary Park Surrey.

15% 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 1991	LEVELS 4	SUITES 94	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3437	MANAGEMENT Fraser Campbell Property Management Ltd.

Overview

Surreytown Manor - 12101 80 Avenue Surrey, BC V3W 5V6, NWS3437 - Located on 80 Avenue Scott Road in the popular West Newton neighbourhood in Surrey. This is a prime location that is close to Kwantlen College, transit, Martha Jane Norris Elementary, Tamanawis Secondary, Strawberry Hill Shopping Centre, Safeway, London Drugs, Save-on-Foods, recreation, medical services, parks and more! Direct access to highways allows an easy commute to surrounding destinations including Delta, Downtown Vancouver, Langley and White Rock. Surreytown Manor is a low-rise four level building with 80 units built in 1991 and are professionally managed. Most homes feature spacious floor plans, insuite laundry, oversized windows, extra storage and private balconies. This is a well maintained building with quality construction and recent updates including a new roof and rainscreen. Complex features include wheelchair access, a courtyard with seating areas, manicured gardens, water features, common pathways, elevators, secured underground parking, visitor parking and storage lockers. Surreytown Manor offers comfortable condo living in a desirable neighbourhood in Surrey!

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage
- ✓ Wheelchair Access

Maintenance Fees Include

- ✓ Gardening
- ✓ Hot Water
- ✓ Management

Location



Les Twarog

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