

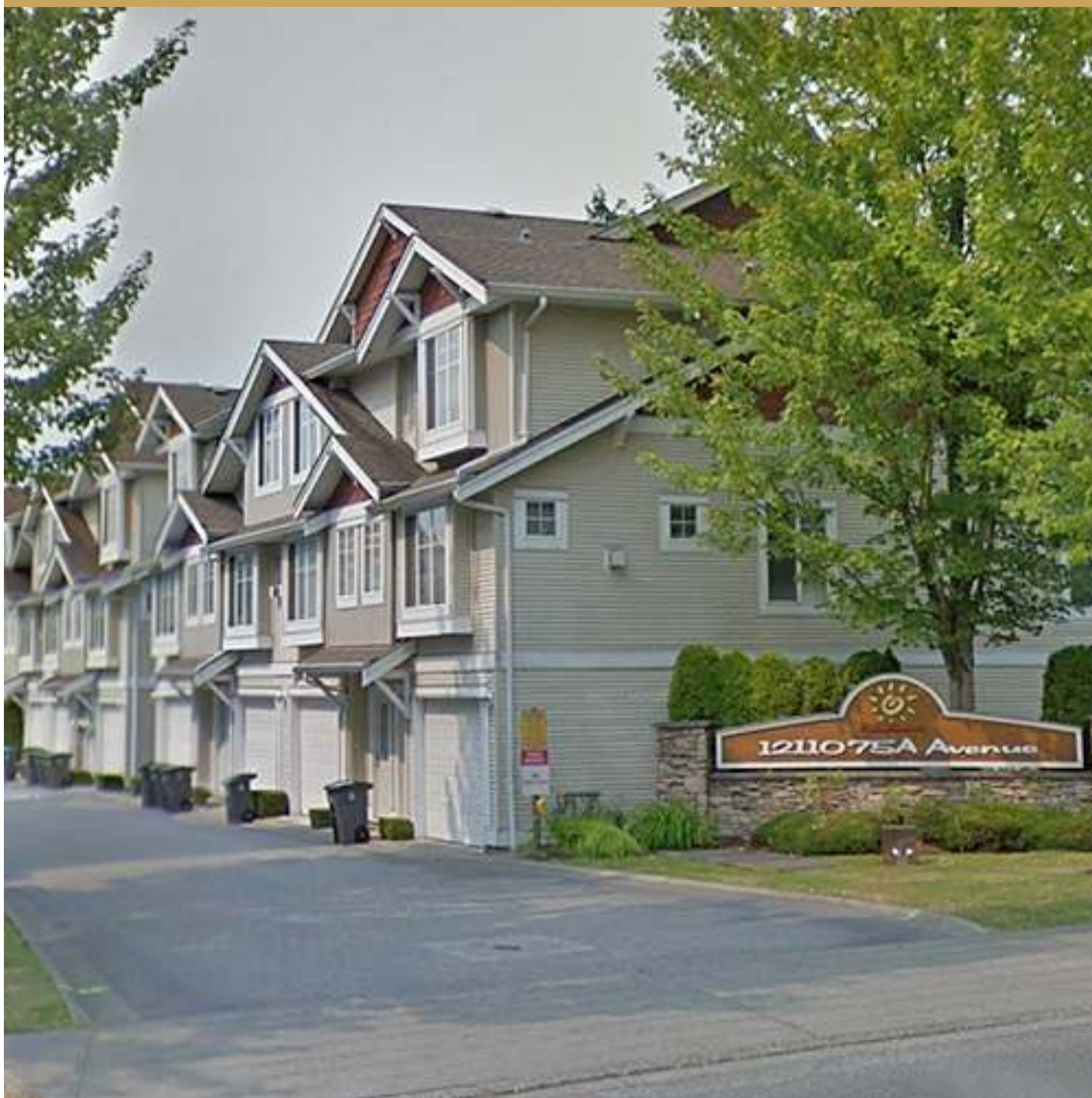
BUILDING BROCHURE

MANDALAY VILLAGE

12110 75A Ave. · Surrey, BC V3W · West Newton



Scan to view online



4 FOR SALE
FROM \$735,000

4 SOLD · 12 MO
\$645,000–\$735,000



Unit Mix

2 Bedroom

14 units
1,335 – 1,701 sf
from \$525,000

3 Bedroom

19 units
1,365 – 1,948 sf
from \$535,000

4 Bedroom

11 units
1,561 – 1,930 sf
from \$565,000

For Sale in Mandalay Village & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$775,000	4 / 3	1930 sf	\$402	75 12110 75A AVENUE
\$774,999	3 / 3	1672 sf	\$464	18 12110 75A AVENUE
\$749,000	3 / 3	1582 sf	\$473	16 12110 75A AVENUE
\$735,000	3 / 2	1424 sf	\$516	96 12110 75A AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$735,000	4 / 2ba	1672 sf	\$440	2026-06-18
\$645,000	2 / 2ba	1391 sf	\$464	2026-05-07
\$690,000	2 / 2ba	1371 sf	\$503	2025-11-17
\$715,000	3 / 2ba	1481 sf	\$483	2025-11-12

Value & Financing

Price Positioning

\$464 /sq ft

Active listings here average **\$464/sf** vs **\$560/sf** across West Newton.

17% below area average

Mortgage Snapshot

\$3,520 /mo

Entry price (from) **\$735,000**

20% down payment **\$147,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2002	LEVELS 3	SUITES 96	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS4012	MANAGEMENT Davin Management Ltd

Overview

Mandalay Village - 12110 75A Avenue Surrey, BC V3W, LMS4012 - Located in the popular West Newton neighbourhood in Surrey on 75a Avenue Scott Road. This is a prime location that is across the street from Kwantlen, 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. Mandalay Village offers 96 luxury townhomes built by Lakewood Homes in 2002 and are professionally managed. Most homes features three levels, two or three bedrooms, open concept floor plans, insuite laundry, extra storage, cozy fireplaces, private fenced backyards and single or double garages. This is a well maintained complex with quality construction and detail. Complex features include a common play area for the kids, visitor parking, clubhouse and landscaped grounds. Mandalay Village offers comfortable townhome living for the whole family in a desirable neighbourhood in Surrey!

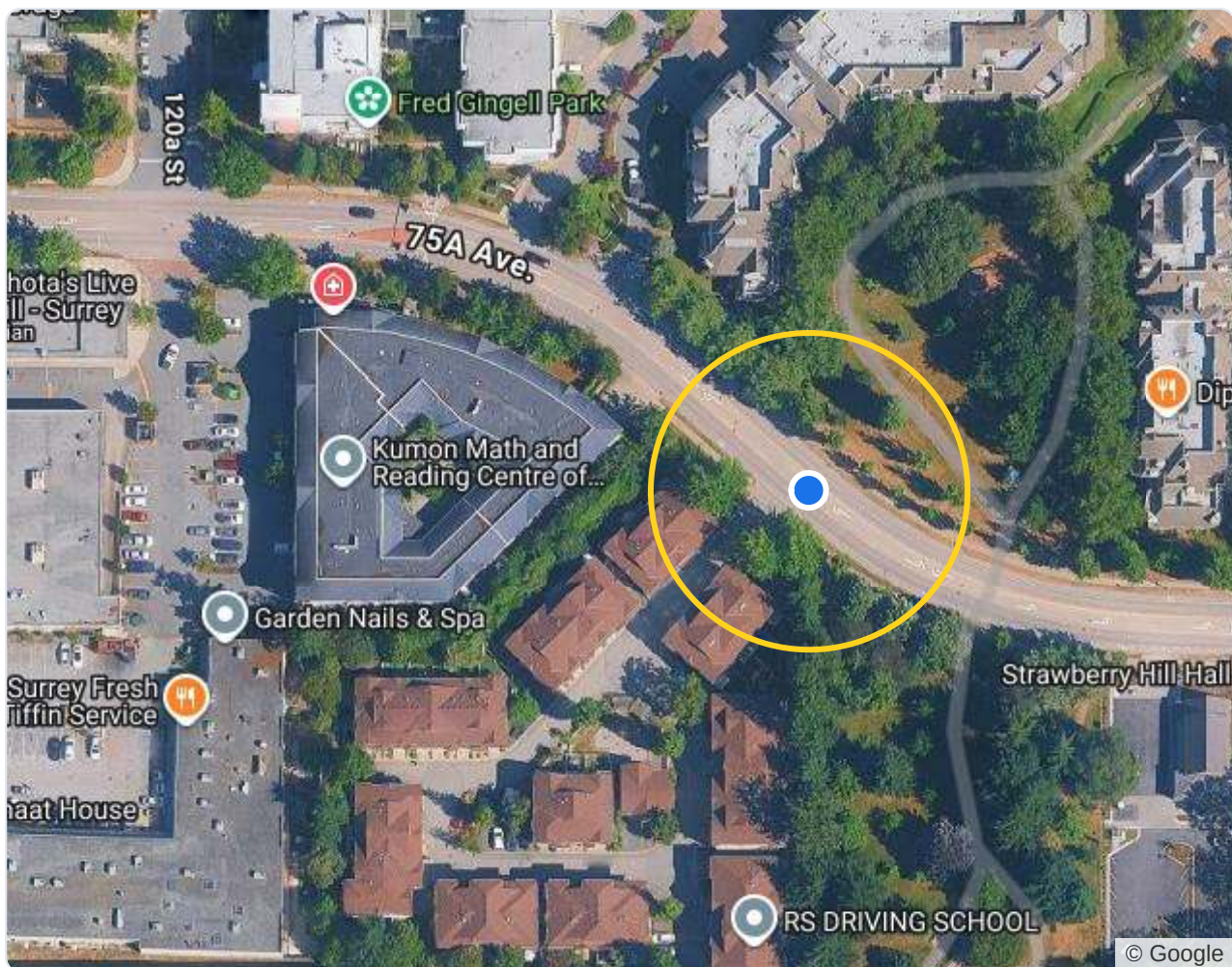
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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