

BUILDING BROCHURE

# SIMRAN VILLAS

12730 66 Ave. · Surrey, BC V3S 3C7 · West Newton



Scan to view online



**4** FOR SALE  
FROM \$674,000

**2** SOLD · 12 MO  
\$708,000–\$785,000



## Unit Mix

### 3 Bedroom

36 units  
1,374 – 1,700 sf  
**from \$532,000**

### 4 Bedroom

8 units  
1,403 – 1,836 sf  
**from \$558,888**

# For Sale in Simran Villas & Complex

4 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS     |
|-----------|--------------|---------|-------|--------------------|
| \$773,000 | 4 / 3        | 1403 sf | \$551 | 9 12730 66 AVENUE  |
| \$749,900 | 3 / 3        | 1522 sf | \$493 | 27 12730 66 AVENUE |
| \$729,800 | 3 / 3        | 1427 sf | \$511 | 35 12730 66 AVENUE |
| \$674,000 | 3 / 3        | 1376 sf | \$490 | 2 12730 66 AVENUE  |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$708,000  | 3 / 3ba | 1483 sf | \$477 | 2026-03-05 |
| \$785,000  | 4 / 3ba | 1688 sf | \$465 | 2025-09-10 |
| \$832,000  | 3 / 3ba | 1700 sf | \$489 | 2025-03-11 |
| \$818,699  | 4 / 4ba | 1531 sf | \$535 | 2025-02-16 |

## Value & Financing

### Price Positioning

**\$511** /sq ft

Active listings here average **\$511/sf** vs **\$1185/sf** across West Newton.

57% below area average

### Mortgage Snapshot

**\$3,228** /mo

Entry price (from) **\$674,000**

20% down payment **\$134,800**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                     |
|---------------------------|-----------------------------------------|-------------------------------|-------------------------------------|
| YEAR BUILT<br><b>2005</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>53</b>           | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Mixed</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>EPS1826</b> |                                     |

## Overview

Simran Villas - 12730 66th Avenue, Surrey, BC V3S 3C7, Canada. Strata Plan EPS1826 .

Crossroads are 66th Avenue and 128 Street located in Surrey. This townhouse is 3 storeys with 53 units. Completed 2005. Maintenance fees include gardening, management and water.

Nearby parks include Tamanawis Park, Newton Reservoir Park and Beaver Creek Park. Short drive to Newton Exchange and Langley Centre. Nearby Schools are Enver Creek Secondary School, Invergarry Adult Education Centre-Surrey Schools, Beaver Creek Elementary School, Georges Vanier Elementary School, Sullivan Heights Secondary School, Tamanawis Secondary School, Goldstone Park Elementary School, Panorama Ridge Secondary, Khalsa School - Surrey and Pacific Riding School. Supermarkets and Grocery Stores nearby are Safeway Newton Town Centre, Sabzi Mandi Supermarket, Greenway Supermarket Inc., Safewat Strawberry Hills and Safeway Sunshine Hills.

## Amenities & Features

---

- ✓ Club House

## Maintenance Fees Include

---

- ✓ Gardening
- ✓ Management
- ✓ Other
- ✓ Water

## Location

---





## Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing  
scan or call