

BUILDING BROCHURE

CRAFTON HILL - 13368 72ND BUILDING

13368 72nd Ave. · Surrey, BC V3W 2N6 · West Newton



1 FOR SALE
FROM \$748,000

2 SOLD · 12 MO
\$715,000-\$715,000



Unit Mix

3 Bedroom
11 units
1,312 – 1,429 sf
from \$575,000

For Sale in Crafton Hill - 13368 72nd Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$748,000	3 / 3	1389 sf	\$539	121 13368 72 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$715,000	3 / 3ba	1334 sf	\$536	2026-07-11
\$715,000	3 / 3ba	1392 sf	\$514	2026-04-13
\$818,000	3 / 3ba	1406 sf	\$582	2024-05-19
\$820,000	3 / 3ba	1324 sf	\$619	2023-09-26

Value & Financing

Price Positioning

\$539 /sq ft

Active listings here average **\$539/sf** vs **\$502/sf** across West Newton.

7% above area average

Mortgage Snapshot

\$3,582 /mo

Entry price (from)	\$748,000
20% down payment	\$149,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2011	LEVELS 3	SUITES 22	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN BCS4273	

Overview

Crafton Hill - 13368 72nd Avenue, Surrey, BC V3W 2N6 - located in West Newton area of Surrey, close to Surrey Central City, Newton bus loop, skytrain and many shops and services. Walking distance to Kinvig Elementary, Sinclair Elementary, Princess Margaret Secondary and Kwantlen Polytechnic University. You can enjoy a meal at the variety of the restaurants that are next to this complex. Domino's pizza, Masala Fish and Curry, Old Surrey and Anastasia Seafood and Steak House are only steps away. Newton Shopping Centre is block away. Costco, Canada Safeway, Scotiabank, Surrey Public Library, Arbutus Park and Hazelnut Meadows Park are in the neighbourhood.

Crafton Hill is a townhouse complex comprised of 22 three bedroom homes. This complex was built in 2011 by Star Lane Developments. It has three levels, frame-wood construction and full rain screen. Exquisite architecture and spacious interiors are finished with modern furnishings built to the highest standard. The features of this development are Shaker cabinets, undermount sink, oversize granite counters, designer porcelain tile flooring, contemporary energy efficient track lighting, handset tile backsplash, kitchen nook, decora style rocker light switches, full size stacking washer and dryer, private garden for each home with individual hose bib, cambridge style panel doors with polished chrome levers. Quite simply, Crafton Hill is built with better quality. Form combined with function, style with convenience and comfort. Professional landscaping creates a park-like environment that surrounds your home. Security is as important, and so each home comes hardwired for alarm systems. Enter another world when you come home to Crafton Hill: a world of simplicity, security, and sophistication. The maintenance fee includes gardening, garbage, Pickup and management. Pets are allowed. Rentals are permitted.

Crossroads are 132 St and King George Blvd

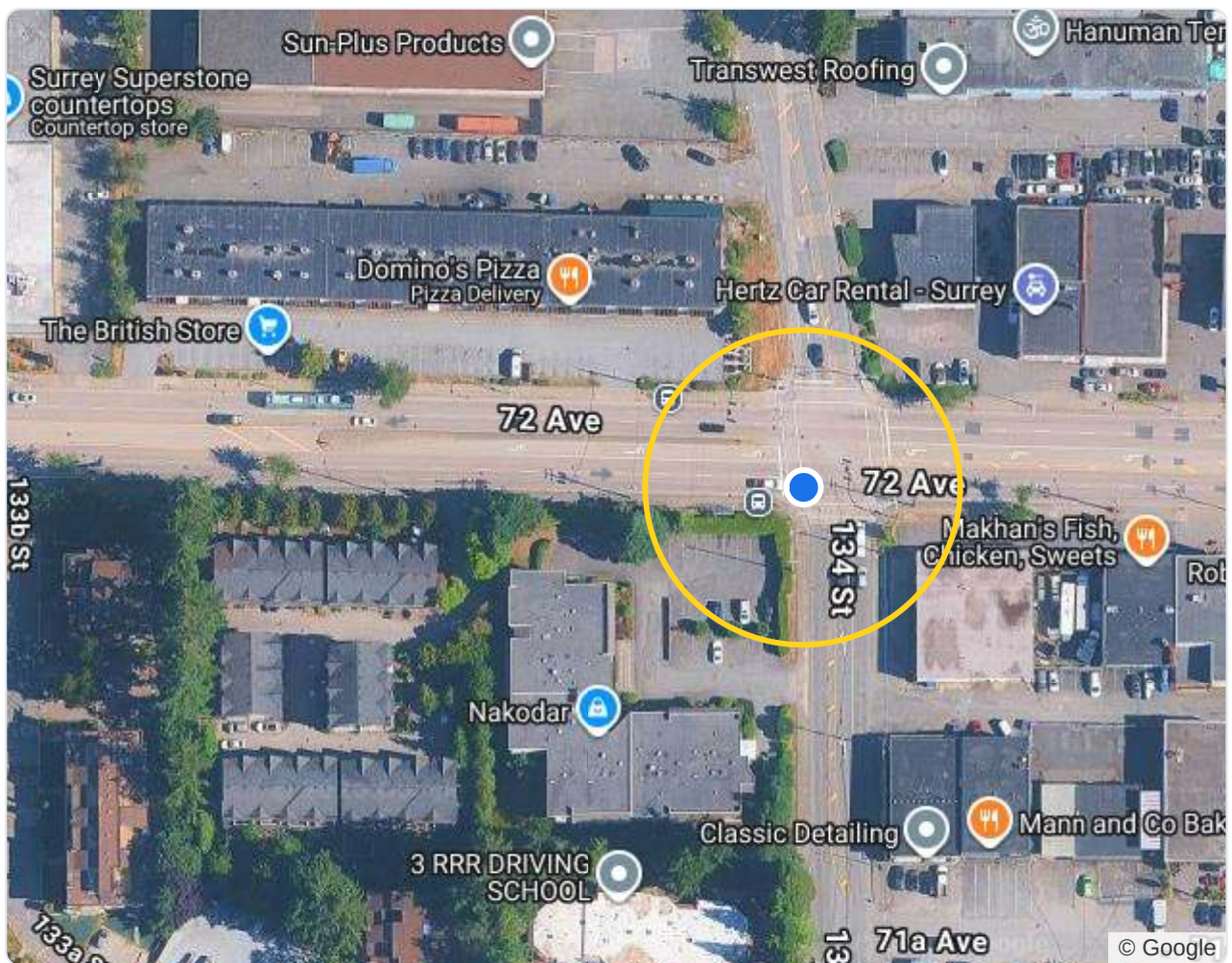
Amenities & Features

- | | |
|----------|--------------------|
| ✓ Garden | ✓ In Suite Laundry |
|----------|--------------------|

Maintenance Fees Include

- | | |
|------------------|----------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Management | ✓ Snow Removal |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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