

BUILDING BROCHURE

KINGS COURT - 13727 74TH BUILDING

13727 74th Ave. · Surrey, BC V3W 0M7 · East Newton



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3 FOR SALE
FROM \$431,900

2 SOLD · 12 MO
\$355,000-\$483,000

12-MO SOLD TREND
-40.6

Unit Mix

1 Bedroom 4 units 683 – 782 sf from \$355,000	2 Bedroom 45 units 799 – 1,049 sf from \$355,000	3 Bedroom 2 units 1,020 – 1,026 sf from \$598,000
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For Sale in Kings Court - 13727 74th Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,000	2 / 2	985 sf	\$507	316 13733 74 AVENUE
\$479,000	2 / 2	985 sf	\$486	316 13733 74 AVENUE
\$431,900	2 / 2	855 sf	\$505	406 13727 74 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$355,000	1 / 1ba	732 sf	\$485	2026-04-27
\$483,000	2 / 2ba	837 sf	\$577	2025-11-16
\$477,000	2 / 2ba	872 sf	\$547	2025-08-25
\$458,000	2 / 1ba	799 sf	\$573	2025-06-05

Value & Financing

Price Positioning \$499 /sq ft Active listings here average \$499/sf vs \$505/sf across East Newton. In line with the area	Mortgage Snapshot \$2,068 /mo Entry price (from) \$431,900 20% down payment \$86,380 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1996	LEVELS 4	SUITES 120	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2260	

Overview

Kings Court - 13727 74 Avenue Surrey, BC V3W 0M7, LMS2260 - Located in the popular area of East Newton in Surrey on 74th Avenue and 137th Street. This is a convenient location that is close to transit, Georges Vanier Elementary, Frank Hurt Secondary, Kwantlen, Costco, Safeway, Shoppers Drug Mart, shopping, restaurants, Surrey Public Library, Hazlenut Meadows Park, medical services, recreation and more! Direct access to major highways allows an easy commute to surrounding destinations including Langley, Downtown Vancouver, White Rock, Delta and Richmond. Kings Court is four level low-rise level that offers 120 beautiful suites built in 1996 and are professionally managed. Most homes feature spacious floor plans, insuite laundry, cozy fireplaces, large windows and private balconies with storage areas. This is a well maintained building with wheelchair access, exercise facilities, a bike room, a recreation room, storage lockers, secured underground parking, visitor parking, a round-a-bout driveway, a private courtyard with surrounding common pathways, common outdoor seating areas, manicured gardens and landscaped grounds. There are two buildings that make up Kings Court including 13733 and 13727 74th Avenue. Kings Court offers comfortable and secure condo living in a convenient area in Surrey!

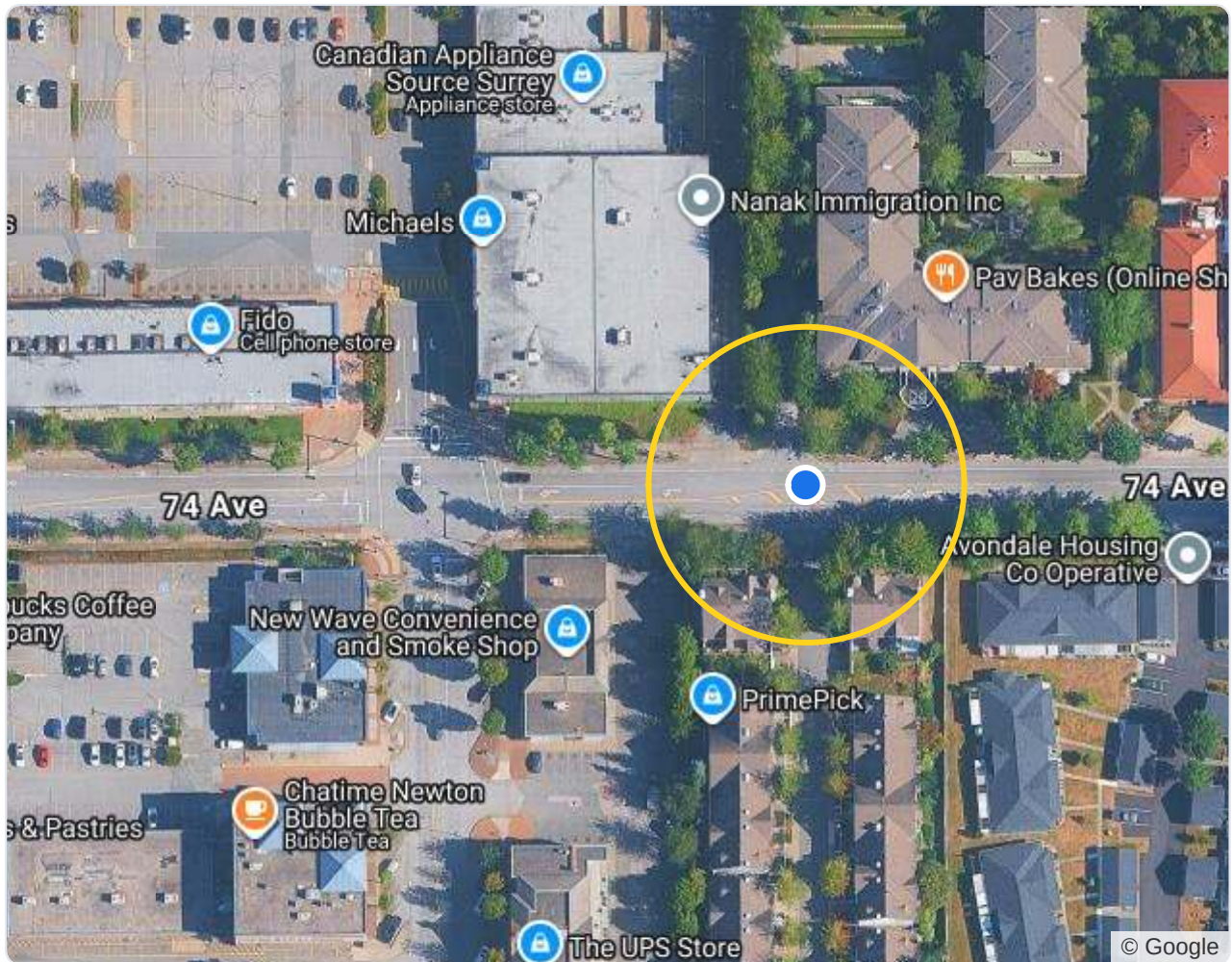
Amenities & Features

- | | |
|--------------------|-------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

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