

BUILDING BROCHURE

# NEW TOWN PLAZA

13771 72A Ave. · Surrey, BC V3W 9C6 · East Newton



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**1** FOR SALE  
FROM \$439,999

12-MO SOLD TREND  
16.5

## Unit Mix

### 2 Bedroom

15 units

912 – 1,141 sf

from \$361,000

# For Sale in New Town Plaza & Complex

1 currently active

| ASKING    | BEDS / BATHS | SIZE   | \$/SF | UNIT / ADDRESS       |
|-----------|--------------|--------|-------|----------------------|
| \$439,999 | 2 / 1        | 929 sf | \$474 | 210 13771 72A AVENUE |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$472,000  | 2 / 1ba | 912 sf  | \$518 | 2024-09-30 |
| \$570,000  | 2 / 1ba | 1141 sf | \$500 | 2024-03-29 |
| \$500,000  | 2 / 1ba | 943 sf  | \$530 | 2024-02-17 |
| \$511,000  | 2 / 1ba | 925 sf  | \$552 | 2023-06-02 |

## Value & Financing

### Price Positioning

**\$474** /sq ft

Active listings here average **\$474/sf** vs **\$502/sf** across East Newton.

6% below area average

### Mortgage Snapshot

**\$2,107** /mo

Entry price (from) **\$439,999**

20% down payment **\$88,000**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                              |                                                       |
|---------------------------|-----------------------------------------|------------------------------|-------------------------------------------------------|
| YEAR BUILT<br><b>1989</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>27</b>          | CONSTRUCTION<br><b>Frame - Wood</b>                   |
| EXTERIOR<br><b>Mixed</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS305</b> | MANAGEMENT<br><b>Teamwork Property Management Ltd</b> |

## Overview

Newton Plaza at 13771 72a Avenue, Surrey, BC, V3W 9C6. Strata No: LMS305, 27 units, built in 1989. Located in the East Newton area of Surrey, near the crossroads of 72 Ave and 138 St. Minutes away from all the amenities and conveniences you could ever need. Safeway, Surrey Public Library, Newton Wave Pool, Shopper's Drugmart, Costco, Superstore, and several smaller shops, restaurants, and banks. Nearby schools include Georges Vanier Elementary and Frank Hurt Secondary.

## Amenities & Features

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

## Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Garbage Pickup

## Location



**Les Twarog**

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