

BUILDING BROCHURE

SALUS - 3418 120TH BUILDING

3418 120th St. · Surrey, BC V3W 1T7 · West Newton



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4 FOR SALE
FROM \$370,000

6 SOLD · 12 MO
\$408,000-\$585,000


12-MO SOLD TREND
5.3

Unit Mix

1 Bedroom 37 units 614 – 734 sf from \$370,000	2 Bedroom 36 units 731 – 1,255 sf from \$520,000	3 Bedroom 11 units 980 – 1,386 sf from \$585,000
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For Sale in Salus - 3418 120th Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$627,000	3 / 2	1039 sf	\$603	401 6688 120 STREET
\$550,000	2 / 2	802 sf	\$686	214 6688 120 STREET
\$480,000	1 / 1	635 sf	\$756	408 6688 120 STREET
\$370,000	1 / 1	637 sf	\$581	412 6628 120 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$585,000	3 / 2ba	1002 sf	\$584	2026-07-09
\$525,000	2 / 2ba	801 sf	\$655	2026-07-01
\$408,000	1 / 1ba	638 sf	\$639	2026-06-19
\$525,000	2 / 2ba	810 sf	\$648	2026-04-14

Value & Financing

Price Positioning \$657 /sq ft Active listings here average \$657/sf vs \$542/sf across West Newton. 21% above area average	Mortgage Snapshot \$1,772 /mo Entry price (from) \$370,000 20% down payment \$74,000 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 2009	LEVELS 4	SUITES 245	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3422	DEVELOPER Adera

Overview

Salus - 3418 120 Street, Surrey, BC V3W 1T8, BCS3422 -Located in the popular West Newton neighbourhood in Surrey on 120 Street and 68 Avenue. This is a convenient location that is close to transit, Beaver Creek Elementary, Tamanawis Secondary, Kwantlen University, Save-On-Foods, Strawberry Hill Shopping Centre, London Drugs, Surrey Public Library, Watershed Park, restaurants, Safeway, medical services, recreation and more! Direct access to highways allows an easy commute to surrounding destinations including Delta, Downtown Vancouver, Langley and White Rock. Salus is an award winning West Coast community that offers 238 apartment flats and 160 cityhomes that were built in 2011 by Adera Developments and are professionally managed. All homes are quality built with energy saving and earth-friendly materials and are Built Green Gold verified. There are three floor plans offered with one, two or three bedrooms and range from 635 - 1086 square feet.

Most units offer designer colour schemes, elegant porcelain tile entries, low emission wall paint, horizontal 1" mini venetian blinds, green label certified carpeting, insuite laundry, oversized Energy Star® high-efficiency windows, private balconies and rooftop patios for upper units and large patio areas for ground level units. Gourmet kitchens feature stainless steel, black or white appliance packages, designer kitchen faucets with pull-out feature, stainless steel sinks, kitchen islands, LED puck lights, glass tile, stone pebbles or porcelain backsplash and luxury countertops. Elegant bathrooms feature chrome accessories and faucets and colour coordinated countertops.

Residents can take advantage of the spectacular Aqua Club that features many amenities including a salt water lap pool, a covered hot tub, infrared saunas, aromatic steam rooms, yoga and fitness facilities, wellness/spa treatment rooms and the lounge with an outdoor rooftop deck. This is a well maintained building with quality construction and architectural design by Integra Architecture Inc. Other features include beautifully manicured gardens, brilliant water features, green space, natural landscapes, foot trails, secured parking and visitor parking. This is a multiple address complex that includes 6671 121st Street, 6628 120th Street and 6688 120th Street. Salus offers luxury condo and cityhome living in a fabulous neighbourhood in Surrey - Live here!

Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Air Cond./central | ✓ Elevator |
| ✓ Exercise Centre | ✓ In Suite Laundry |
| ✓ Pool; Outdoor | ✓ Storage |

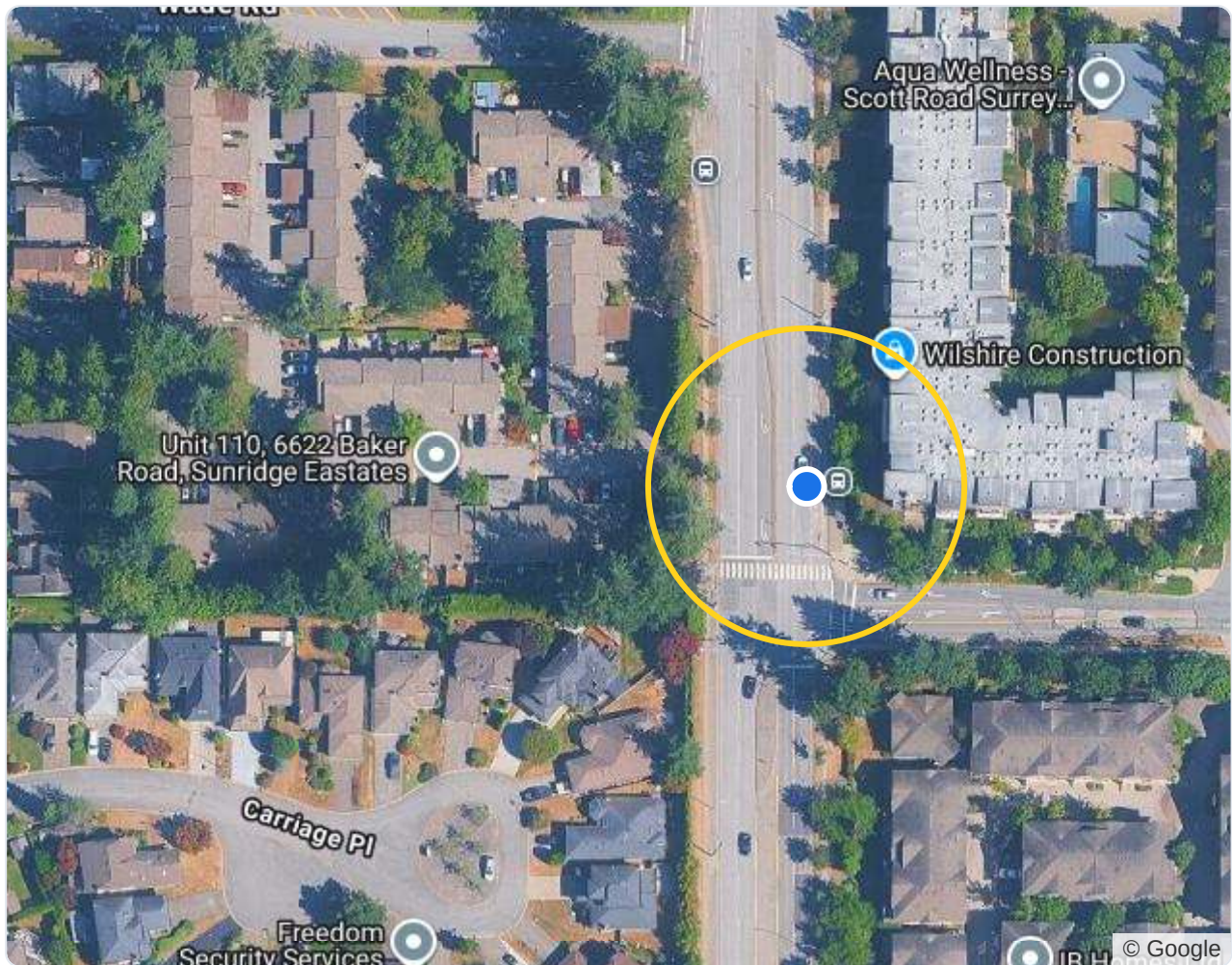
Maintenance Fees Include

- | | |
|-------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
|-------------|------------------|

- ✓ Gardening
- ✓ Management

- ✓ Hot Water
- ✓ Recreation Facility

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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