

BUILDING BROCHURE

SUNWOOD GARDENS - 6452 121ST BUILDING

6452 121st St. · Surrey, BC V3W 0Y5 · West Newton



3 FOR SALE
FROM \$799,000

2 SOLD · 12 MO
\$780,000-\$886,000



Unit Mix

3 Bedroom

21 units
1,678 – 1,875 sf
from \$630,000

4 Bedroom

1 unit
1,805 – 1,805 sf
from \$930,888

For Sale in Sunwood Gardens - 6452 121st Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$875,000	3 / 3	1686 sf	\$519	17 6478 121 STREET
\$799,999	3 / 3	1680 sf	\$476	6433 121A STREET
\$799,000	3 / 3	1705 sf	\$469	21 6478 121 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$886,000	3 / 3ba	1835 sf	\$483	2026-02-02
\$780,000	3 / 3ba	1701 sf	\$459	2025-11-18
\$910,000	3 / 3ba	1685 sf	\$540	2025-04-12
\$935,000	3 / 3ba	1875 sf	\$499	2025-03-07

Value & Financing

Price Positioning

\$488 /sq ft

Active listings here average **\$488/sf** vs **\$534/sf** across West Newton.

9% below area average

Mortgage Snapshot

\$3,827 /mo

Entry price (from) **\$799,000**

20% down payment **\$159,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1990	LEVELS 2	SUITES 44	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3118	MANAGEMENT Century 21 Prudential Estates (rmd) Ltd.

Overview

Sunwood Gardens - 6452 121 Street, Surrey, V3W 0Y5. Strata No: NWS3118, 44 units, built 1990. Located in the West Newton neighborhood of Surrey, at the corner of 64 Avenue and 121 Street. Complex is managed by Century 21 (604 273 1745). Family friendly, pet friendly, rentals allowed

with some restrictions. Sunwood Gardens consists of 44 deluxe units comprising of 3 bedrooms, 2 1/2 baths in a quiet cul-de-sac. Homes feature gas fireplace, large ensuite and walk-in closet in master bedroom. Nice neighbourhood - close to shopping, Boundary Park, Sunshine Hills and schools. Maintenance fees include garbage pickup, gardening, management and recreation facility. Amenities/Features include in-suite laundry, park, lounge and fenced backyards.

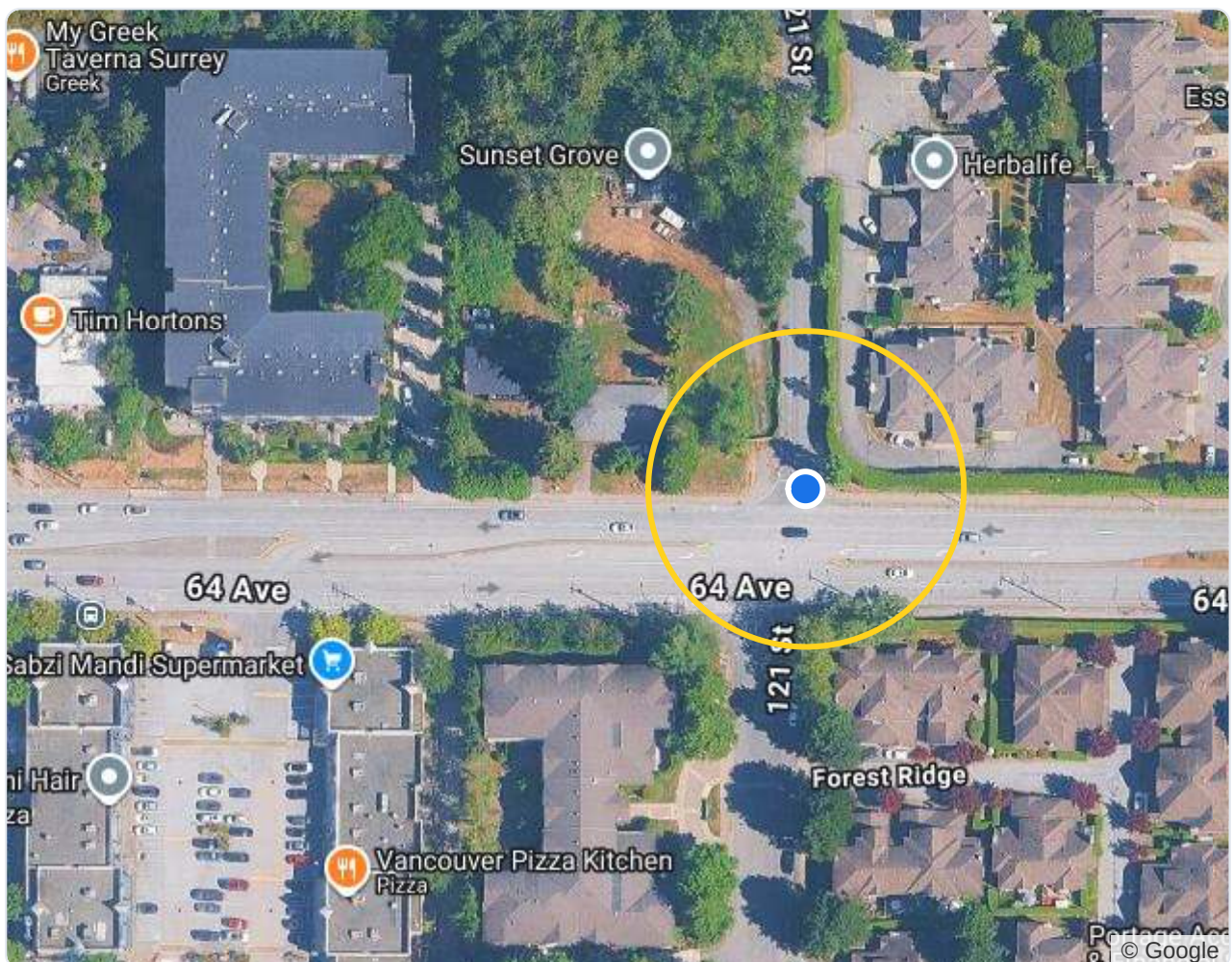
Amenities & Features

- ✓ Club House

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Recreation Facility

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call