

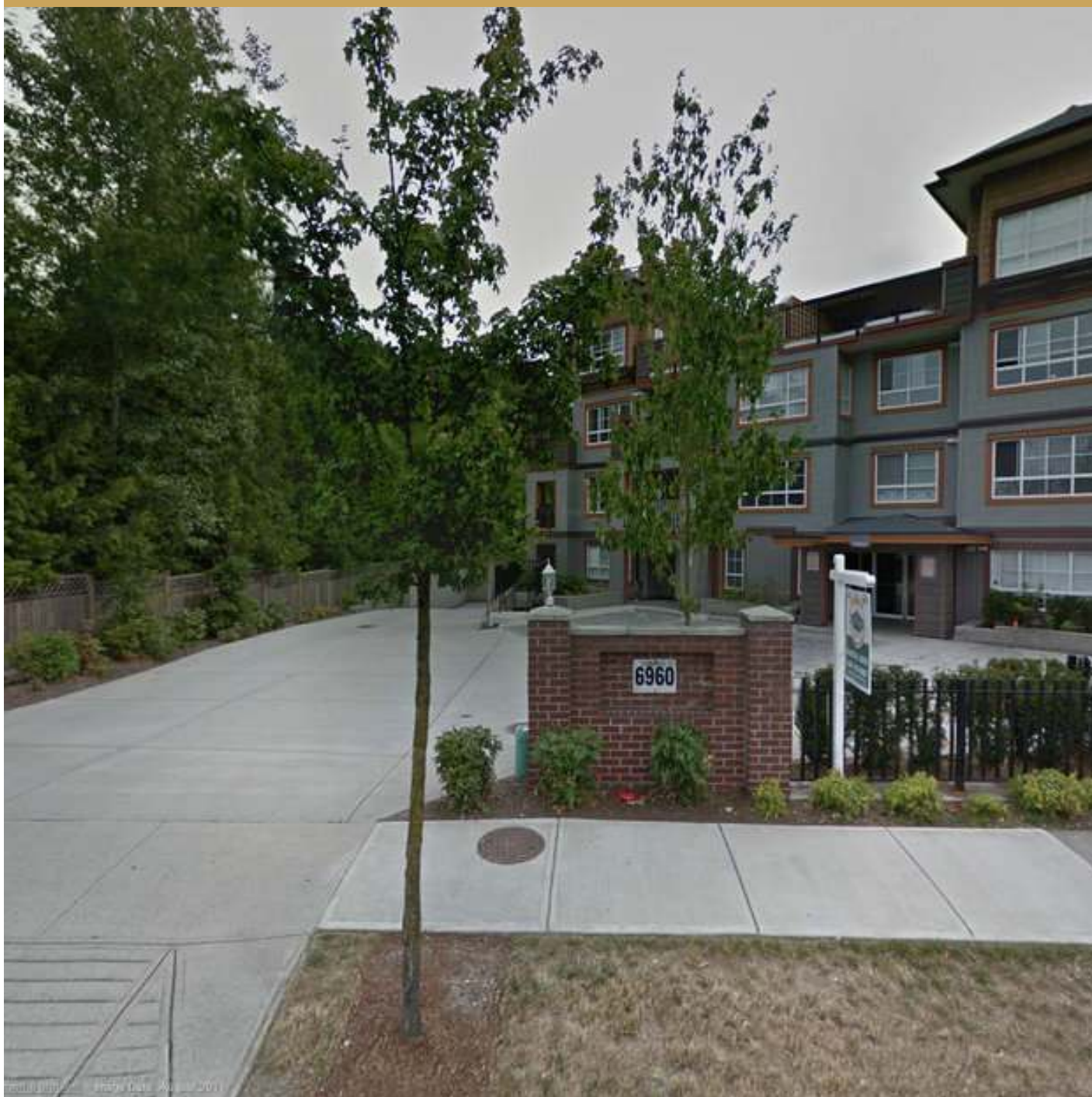
BUILDING BROCHURE

HARLEEN GARDENS

6960 120th St. · Surrey, BC V3W 1V4 · West Newton



Scan to view online



2 FOR SALE
FROM \$495,000

3 SOLD · 12 MO
\$465,000–\$485,000



Unit Mix

1 Bedroom

1 unit
836 – 836 sf
from \$495,000

2 Bedroom

28 units
745 – 1,408 sf
from \$387,900

For Sale in Harleen Gardens & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$545,000	2 / 2	931 sf	\$585	201 6960 120 STREET
\$495,000	1 / 1	836 sf	\$592	107 6960 120 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$465,000	2 / 1ba	758 sf	\$613	2026-06-23
\$485,000	2 / 1ba	785 sf	\$618	2025-09-16
\$468,000	2 / 1ba	745 sf	\$628	2025-09-12
\$579,400	2 / 2ba	1027 sf	\$564	2025-07-28

Value & Financing

Price Positioning

\$589 /sq ft

Active listings here average \$589/sf vs \$545/sf across West Newton.

8% above area average

Mortgage Snapshot

\$2,371 /mo

Entry price (from) \$495,000

20% down payment \$99,000

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT
2009

LEVELS
4

SUITES
61

CONSTRUCTION
Frame - Wood

EXTERIOR
Mixed

TITLE TO LAND
Freehold Strata

STRATA PLAN
BCS3494

Overview

Harleen Gardens at 6960 120th Street, Surrey, V3W 1V4. Harleen Gardens, built in 2009, is a 4-storey building with 61 units. Located in the West Newton neighborhood of Surrey, near the crossroads of 120 Street and 70 Avenue. Features include a huge courtyard, elevator access, and secure underground parking. Storage lockers and visitor parking available if needed. Condo sizes starting from 750 SQ. FT. and reaching upto 1,400 sq. ft. Harleen Gardens has: 1 Bed + Den, 2 Bed + Den or 2 Bed + Den + Family Room. Very centrally located, close to transit, schools, shopping and Hwy #99 for easy access to Vancouver via Alex Fraser bridge.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Wheelchair Access
- ✓ Garden
- ✓ Recreation Center

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening

Location



Les Twarog

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