

BUILDING BROCHURE

SCOTT & NICHOLSON

6960 Nicholson Rd. · Delta, BC V4E 0A9 · Sunshine Hills Woods



Scan to view online



12 FOR SALE
FROM \$439,900

5 SOLD · 12 MO
\$432,500–\$675,000



Unit Mix

1 Bedroom

28 units
533 – 703 sf
from \$432,500

2 Bedroom

43 units
645 – 1,050 sf
from \$495,000

3 Bedroom

17 units
983 – 1,412 sf
from \$675,000

For Sale in Scott & Nicholson & Complex

12 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$689,000	2 / 2	1040 sf	\$663	113 6960 NICHOLSON ROAD
\$675,000	3 / 2	983 sf	\$687	A507 6950 NICHOLSON ROAD
\$649,900	2 / 2	1050 sf	\$619	415 6960 NICHOLSON ROAD
\$649,000	2 / 2	910 sf	\$713	603 6960 NICHOLSON ROAD
\$624,999	2 / 2	955 sf	\$654	207 6960 NICHOLSON ROAD
\$599,999	2 / 2	929 sf	\$646	208 6960 NICHOLSON ROAD
\$585,000	2 / 2	645 sf	\$907	101 6960 NICHOLSON ROAD
\$574,900	2 / 2	850 sf	\$676	416 6950 NICHOLSON ROAD
\$550,000	2 / 2	720 sf	\$764	501 6950 NICHOLSON ROAD
\$549,900	2 / 2	779 sf	\$706	301 6960 NICHOLSON ROAD

...and 2 more — see all 12 at bccondos.net/6960-nicholson-rd

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$595,000	2 / 2ba	760 sf	\$783	2026-02-25
\$675,000	3 / 2ba	1018 sf	\$663	2025-12-31
\$460,000	1 / 1ba	703 sf	\$654	2025-11-05
\$435,000	1 / 1ba	601 sf	\$724	2025-10-30

Value & Financing

Price Positioning

\$713 /sq ft

Active listings here average **\$713/sf** vs **\$547/sf** across Sunshine Hills Woods.

30% above area average

Mortgage Snapshot

\$2,107 /mo

Entry price (from)	\$439,900
20% down payment	\$87,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2021	LEVELS 1	SUITES 188	CONSTRUCTION Frame - Wood
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Overview

Welcome to Scott & Nicholson. Scott & Nicholson is a 188-home strata residence located at 6960 Nicholson Road in Delta, in the Sunshine Hills Woods neighbourhood. Completed in 2021, it is registered under Strata Plan EPS5983 and held as Freehold Strata. It sits near the intersection of Nicholson Road & 70 Avenue.

Residents enjoy an array of amenities including club house, elevator, exercise centre and in-suite laundry, garage underground parking and baseboard / electric heating.

Set in Sunshine Hills Woods, Delta, Scott & Nicholson offers a central location, recreation and shopping nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

Amenities & Features

- | | |
|-------------------|--------------------|
| ✓ Club House | ✓ Elevator |
| ✓ Exercise Centre | ✓ In Suite Laundry |

Maintenance Fees Include

- | | |
|----------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Hot Water | ✓ Management |
| ✓ Snow Removal | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call