

BUILDING BROCHURE

AURA - 6971 122 BUILDING

6971 122 St. · Surrey, BC V3W 1B6 · West Newton



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2 FOR SALE
FROM \$895,000

12-MO SOLD TREND
23.3

Unit Mix

4 Bedroom

16 units

1,734 – 2,110 sf

from \$705,000

For Sale in Aura - 6971 122 Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$899,999	4 / 4	1734 sf	\$519	17 6971 122 STREET
\$895,000	4 / 4	1819 sf	\$492	31 6971 122 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$900,000	4 / 4ba	1780 sf	\$506	2023-11-08
\$950,000	4 / 4ba	1769 sf	\$537	2023-02-07
\$935,000	4 / 4ba	1790 sf	\$522	2022-11-23
\$995,000	4 / 4ba	1769 sf	\$562	2022-07-09

Value & Financing

Price Positioning

\$506 /sq ft

Active listings here average **\$506/sf** vs **\$1185/sf** across West Newton.

57% below area average

Mortgage Snapshot

\$4,286 /mo

Entry price (from) **\$895,000**

20% down payment **\$179,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2015	LEVELS 3	SUITES 39	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS3065	MANAGEMENT Citybase Management Ltd.

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

✓ Gardening

✓ Management

Location



Les Twarog

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