

BUILDING BROCHURE

# THE HIGHLANDS - 7161 121ST BUILDING

7161 121st St. · Surrey, BC V3W 1G8 · West Newton



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**11** FOR SALE  
FROM \$425,000

**4** SOLD · 12 MO  
\$475,000-\$567,000



BC Condos & Homes Team  
604-671-7000 | www.VancouverFloorPlans.com



# Unit Mix

## 1 Bedroom

4 units  
1,008 – 1,215 sf  
**from \$409,000**

## 2 Bedroom

87 units  
1,000 – 1,587 sf  
**from \$363,000**

# For Sale in The Highlands - 7161 121st Building & Complex

11 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS        |
|------------------|--------------|---------|-------|-----------------------|
| <b>\$649,000</b> | 2 / 2        | 1587 sf | \$409 | 319 7161 121 STREET   |
| <b>\$598,000</b> | 2 / 2        | 1503 sf | \$398 | 301 7151 S 121 STREET |
| <b>\$570,000</b> | 2 / 2        | 1019 sf | \$559 | 110 7161 121 STREET   |
| <b>\$569,999</b> | 2 / 2        | 1321 sf | \$431 | 222 7161 121 STREET   |
| <b>\$549,999</b> | 2 / 2        | 1047 sf | \$525 | 215 7151 121 STREET   |
| <b>\$544,900</b> | 2 / 2        | 1206 sf | \$452 | 217 7151 121 STREET   |
| <b>\$525,000</b> | 2 / 2        | 1212 sf | \$433 | 216 7171 121 STREET   |
| <b>\$525,000</b> | 2 / 2        | 1196 sf | \$439 | 314 7151 121 STREET   |
| <b>\$489,900</b> | 2 / 2        | 1069 sf | \$458 | 111 7171 121 STREET   |
| <b>\$480,000</b> | 2 / 2        | 1009 sf | \$476 | 110 7171 121 STREET   |

...and 1 more — see all 11 at [bccondos.net/7161-121st-st](https://bccondos.net/7161-121st-st)

# Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$475,000</b> | 2 / 2ba | 1002 sf | \$474 | 2026-03-01 |
| <b>\$484,000</b> | 2 / 2ba | 1070 sf | \$452 | 2026-02-06 |
| <b>\$567,000</b> | 2 / 2ba | 1300 sf | \$436 | 2026-01-17 |
| <b>\$515,000</b> | 2 / 2ba | 1126 sf | \$457 | 2025-10-02 |

# Value & Financing

## Price Positioning

**\$454** /sq ft

Active listings here average **\$454/sf** vs **\$548/sf** across West Newton.

**17% below area average**

## Mortgage Snapshot

**\$2,035** /mo

|                     |                      |
|---------------------|----------------------|
| Entry price (from)  | <b>\$425,000</b>     |
| 20% down payment    | <b>\$85,000</b>      |
| Rate / amortization | <b>5.24% · 25 yr</b> |

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

|                           |                                         |                              |                                                   |
|---------------------------|-----------------------------------------|------------------------------|---------------------------------------------------|
| YEAR BUILT<br><b>1993</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>186</b>         | CONSTRUCTION<br><b>Frame - Wood</b>               |
| EXTERIOR<br><b>Stucco</b> | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS222</b> | MANAGEMENT<br><b>Strataco<br/>Management Ltd.</b> |

## Overview

The Highlands - 7161 121st Street, Surrey, BC V3W 1G8, LMS222 - Located at the northwest corner of 121st Street and 72nd Avenue in the central West Newton area of Surrey. The Highlands is a low-rise building with three levels and consists of 186 one and two level units that range from 950 to 1500 sq. ft. This is a multiple building complex that include 7151, 7161, 7171 121 Street in West Newton. These homes are located in beautifully landscaped grounds that feature gazebos, fountains and ponds. This unique complex features top floor units that boast a second floor loft and second rooftop patios that are accessible by a gorgeous spiral staircase. Other features include spacious living and dining areas, open floor plans, large windows, radiant floor heating, cozy gas fireplaces, in-suite laundry with storage, large patios, storage lockers and secure underground parking. There are many building amenities which are located on the 2nd floor including a lounge with a full kitchen and recreation room. This is a convenient location that is close to Save-On-Foods, Safeway, London Drugs, Surrey Public Library, a movie theatre, elementary and secondary schools, Strawberry Hill Shopping Centre, Scottsdale, Kwantlen Polytechnic University, recreation, restaurants, coffee shops, transit and more. Direct access to major transportation routes allows an easy commute to surrounding destinations. The Highlands offers desirable condo living in a great neighbourhood in Surrey!

## Amenities & Features

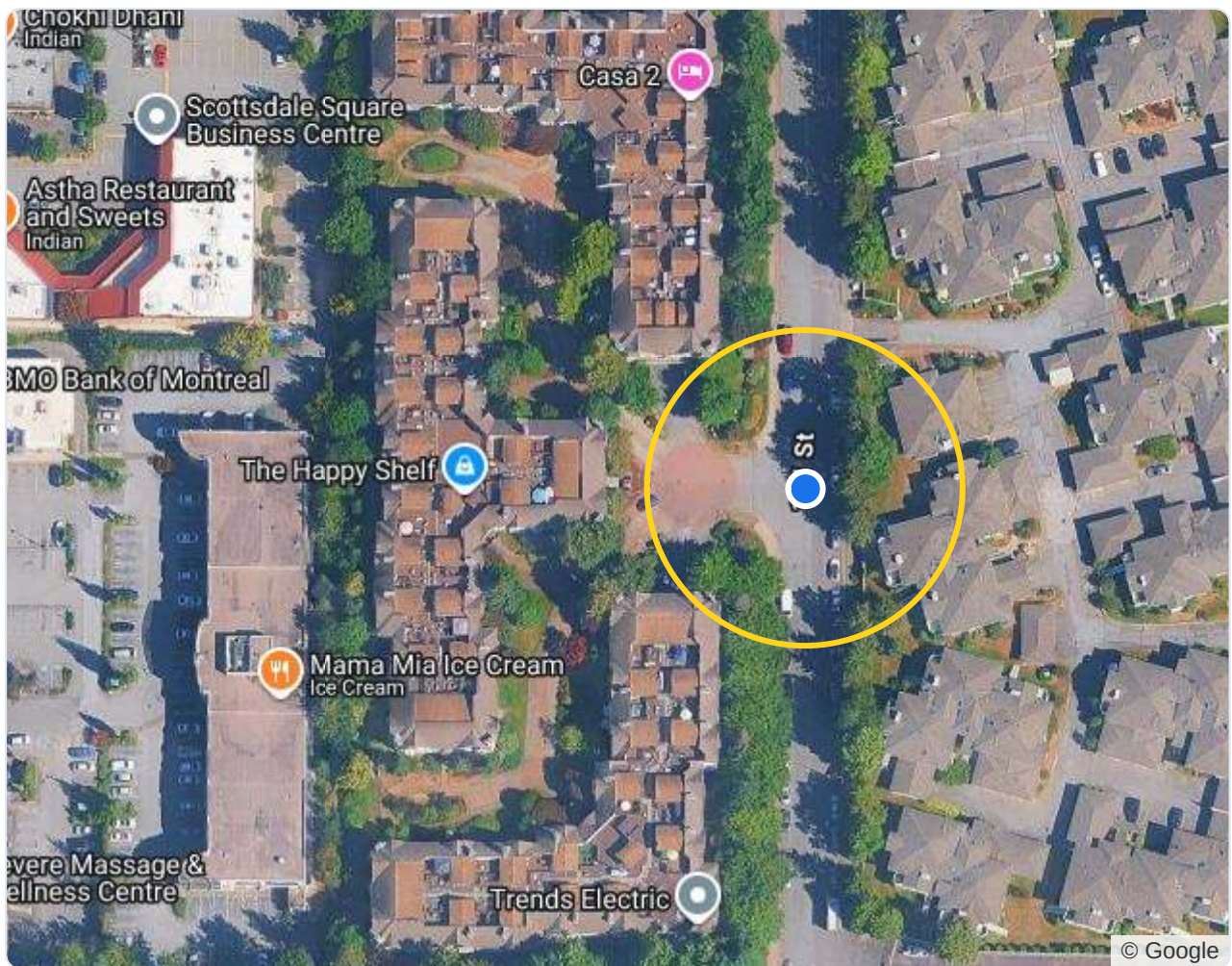
- ✓ In Suite Laundry
- ✓ Storage

## Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Gas
- ✓ Heat
- ✓ Management



## Location



### Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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