

BUILDING BROCHURE

# THE HIGHLANDS - 7171 121ST BUILDING

7171 121st St. · Surrey, BC V3W 1G9 · West Newton





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

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

**12-MO SOLD TREND**  
-17.3

## 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 – 7171 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/7171-121st-st](https://bccondos.net/7171-121st-st)

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$475,000  | 2 / 2ba | 1002 sf | \$474 | 2026-03-01 |
| \$484,000  | 2 / 2ba | 1070 sf | \$452 | 2026-02-06 |
| \$567,000  | 2 / 2ba | 1300 sf | \$436 | 2026-01-17 |
| \$515,000  | 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) **\$425,000**

20% down payment **\$85,000**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                              |                                               |
|---------------------------|-----------------------------------------|------------------------------|-----------------------------------------------|
| YEAR BUILT<br><b>1992</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>182</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 Management Ltd.</b> |

## Overview

The Highlands - 7171 121 Street, Surrey, V3W 1G9, LMS222. Located in the West Newton area of Surrey on 72nd Avenue and 120th Street (Scott Road). This is a centralized location that is close to transit, Stawberry Hill Shopping Centre, Surrey Public Library, Staples Business Depot, London Drugs, Zellers, Save On Foods, Safeway, St. Andrew's Newton Presbyterian Church, Kwantlen Polytechnic University, CarePlace Medical Centre, Cougar Creek Elementary, Vancity Credit Union, restaurants, parks, recreation and much more. Direct access to major transportation routes include Scott Road, 72nd Avenue, Highway #91 and Highway #10 allowing for an easy commute to surrounding destinations such as Delta, New Westminster, Coquitlam and White Rock. The Highlands, quality built in 1992, is a 3 level building with 186 units in strata, wood frame construction, concrete perimeter foundation and is fully rain screened. The building features a bright and open floor plan, private rooftop deck for barbecues for 3rd floor residences, secure underground parking, an elevator, in-suite laundry, koi ponds and lush landscaping.

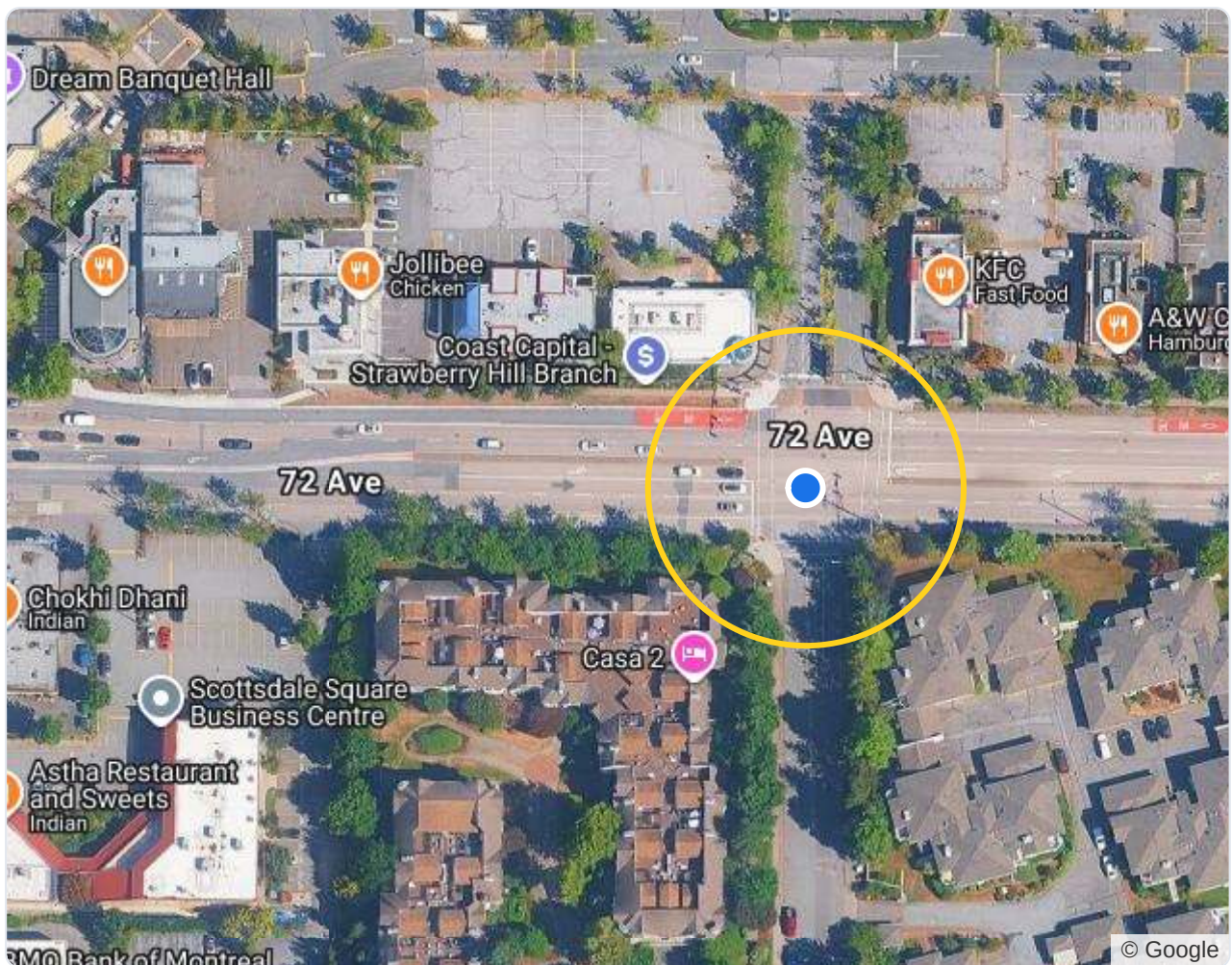
## Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Garden
- ✓ Storage

## Maintenance Fees Include

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

## Location



### Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

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