

BUILDING BROCHURE

NEWTON PARK - 7261 140TH BUILDING

7261 140th St. · Surrey, BC V3W 5J6 · East Newton



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3 FOR SALE
FROM \$599,900

2 SOLD · 12 MO
\$655,000–\$687,000



Unit Mix

3 Bedroom

24 units

1,359 – 1,430 sf

from \$480,000

For Sale in Newton Park – 7261 140th Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$689,000	3 / 2	1365 sf	\$505	145 7287 140 STREET
\$649,800	3 / 2	1380 sf	\$471	171 7251 140 STREET
\$599,900	3 / 2	1387 sf	\$433	164 7261 140 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$687,000	3 / 2ba	1430 sf	\$480	2026-04-22
\$655,000	3 / 2ba	1377 sf	\$476	2026-02-07
\$723,000	3 / 2ba	1386 sf	\$522	2025-01-04
\$735,000	3 / 2ba	1408 sf	\$522	2024-07-07

Value & Financing

Price Positioning

\$469 /sq ft

Mortgage Snapshot

\$2,873 /mo

Active listings here average **\$469/sf** vs **\$500/sf** across East Newton.

6% below area average

Entry price (from) **\$599,900**

20% down payment **\$119,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1983	LEVELS 2	SUITES 72	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2055	MANAGEMENT Self Managed

Overview

Newton Park at 7261 140 Street, Surrey, BC, V3W 5J7. Strata No: NWS2055. 82 units over 2 levels, built in 1983. Located in the East Newton area of Surrey, near the crossroads of 72 Ave and 138 St. Complex consists of multiple addresses from 13915 to 13955 72nd Ave. Centrally located in the heart of Newton, this is a nice family oriented complex of carriage-style townhomes.

Complex boasts lots of greenspace in a park-like setting with tennis courts and a clubhouse. Minutes away from all the amenities and conveniences you could ever need. Safeway, Surrey Public Library, Newton Wave Pool, Shopper's Drugmart, Costco, Superstore, and several smaller shops, restaurants, and banks. Nearby schools include Georges Vanier Elementary and Frank Hurt Secondary.

Amenities & Features

- ✓ Club House
- ✓ Recreation Center
- ✓ Tennis Court(s)

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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