

BUILDING BROCHURE

NEWTON PARK

7269 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


12-MO SOLD TREND
2.5

Unit Mix

3 Bedroom

24 units
1,359 – 1,430 sf
from \$480,000

For Sale in Newton Park & 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

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

6% below area average

Mortgage Snapshot

\$2,873 /mo

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 1984	SUITES 72	CONSTRUCTION Frame - Wood	EXTERIOR Wood
TITLE TO LAND Freehold Strata	STRATA PLAN NWS2055	MANAGEMENT Bradshaw Strata Management Ltd.	

Overview

Newton Park - 7269 140th Street, Surrey, BC V3W 5J7, Strata Plan No. NWS2055, 2 levels, 72 townhouses, built 1985 - located between 140th Street and 72nd Avenue in Surrey East Newton community. Newton Park at 7251, 7261, 7269, 7277, 7287, 7325, 7333, 7345, and 7349 140th Street is a family-oriented complex of 72 townhouses with lots of greenspace. Located in the heart of the Newton community, Newton Park is a great combination of the urban sophistication, modern living and exceptional convenience. Newtown Park complex offers many features including open and lavish layout, super size living room & dining area, floor to ceiling windows, large backyard patios, alarm system pre-wiring and in suite laundry. Also, the amenities of Complex include gorgeous tennis and handball courts, clubhouse with a bike room, and a very peaceful and landscaped courtyard. NOTE! Newton Park is an excellently maintained complex with large contingency, entire complex completely redone: vinyl siding, roofs, gutters, ventilation, attic insulation and windows, fencing around patios, railings, drive ways, and new paint. Newton Park complex is close to Newton Wave Pool, Costco, Safeway, shopping centers, bus stops and schools including college. Seconds by foot to Newton shopping center, transit, restaurants and pubs. Newton Park is managed by Houghton Holdings 604-576-2141. Rentals are allowed with restrictions: limited 12 units; pets allowed with restrictions, cats allowed, dogs not allowed.

Amenities & Features

- ✓ Club House
- ✓ Tennis Court(s)
- ✓ Sauna/steam Room

Maintenance Fees Include

- ✓ Gardening
- ✓ Recreation Facility
- ✓ Management

Location



Les Twarog

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