

BUILDING BROCHURE

CAMUS GARDENS

7838 120A St. · Surrey, BC V3W 0V2 · West Newton



Scan to view online



1 FOR SALE
FROM \$648,900

12-MO SOLD TREND
23.6

Unit Mix

3 Bedroom 13 units 1,235 – 1,300 sf from \$568,000	4 Bedroom 10 units 1,624 – 1,770 sf from \$580,000	5 Bedroom 1 unit 1,675 – 1,675 sf from \$640,000
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For Sale in Camus Gardens & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$648,900	3 / 2	1248 sf	\$520	101 12109 78 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$790,000	4 / 2ba	1712 sf	\$461	2024-10-29
\$792,500	4 / 2ba	1691 sf	\$469	2024-10-06
\$690,000	3 / 2ba	1267 sf	\$545	2024-09-19
\$765,000	3 / 2ba	1273 sf	\$601	2024-02-27

Value & Financing

Price Positioning \$520 /sq ft Active listings here average \$520/sf vs \$564/sf across West Newton. 8% below area average	Mortgage Snapshot \$3,108 /mo Entry price (from) \$648,900 20% down payment \$129,780 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1991	LEVELS 2	SUITES 48	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3414	MANAGEMENT Crossroads Management Ltd.

Overview

Camus Garden - 7838 120A Street, Surrey, BC V3W 0V2, Canada. Strata Plan NWS3414 - Located on 120A Street and 78 Avenue in the quiet and desirable West Newton area of Surrey. Camus Garden offers 48 beautiful townhomes built in 1991 and are well maintained and managed. This is a central location near transit, Strawberry Hill Shopping Centre, Safeway, Superstore, library, dining, all your shopping needs and more! Direct access to major transportation routes including King George Blvd, allows an easy commute to surrounding destinations. Most homes feature two levels, vaulted ceilings, beautiful oak kitchen cabinets, radiant hot water heat, double garage with lots of storage space, rough-in vacuum and alarm. This is a well maintained complex that has recent updates including new roofs. This is a gated complex and is a family oriented community that offers a playground, basketball court and a grassy area for the kids to play! There is also a clubhouse that has entertainment for the whole family to enjoy. Garden Camus is a great place to raise the family - Live here!

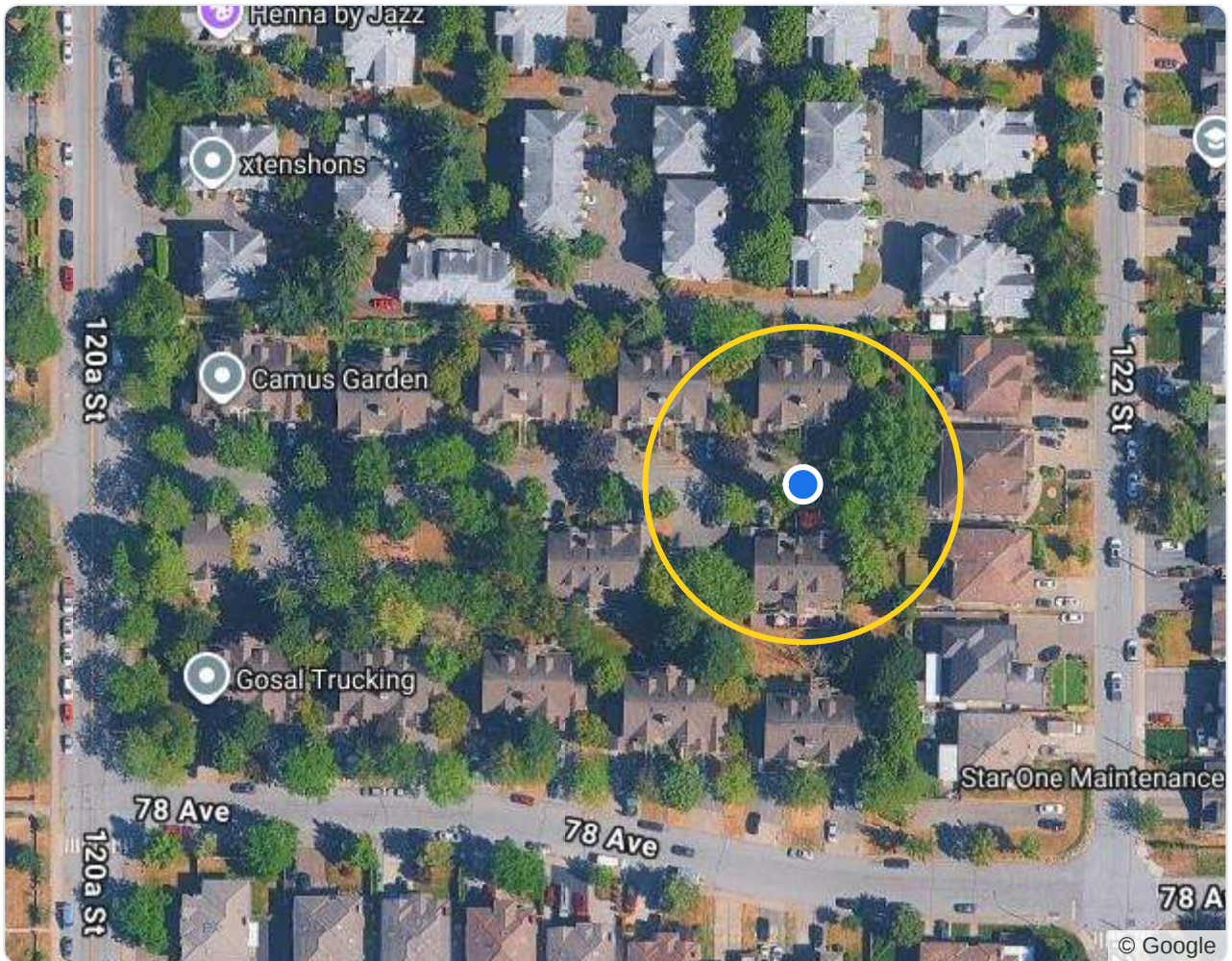
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Playground

Maintenance Fees Include

- ✓ Gardening
- ✓ Management

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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