

THE EXCELSIOR

8 Laguna Crt. · New Westminster, BC V3M 6M6 · Quay



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**3** FOR SALE
FROM \$499,900**6** SOLD · 12 MO
\$464,000–\$655,000

Unit Mix

2 Bedroom32 units
1,093 – 3,651 sf
from \$464,000**3 Bedroom**1 unit
1,544 – 1,544 sf
from \$980,000**4 Bedroom**1 unit
2,734 – 2,734 sf
from \$1,200,000

For Sale in The Excelsior & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,900	2 / 3	1748 sf	\$458	308 8 LAGUNA COURT
\$559,000	2 / 2	1448 sf	\$386	1207 8 LAGUNA COURT
\$499,900	2 / 2	1286 sf	\$389	1802 8 LAGUNA COURT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$464,000	2 / 2ba	1433 sf	\$324	2026-03-15
\$515,000	2 / 2ba	1308 sf	\$394	2026-02-24
\$655,000	2 / 3ba	1615 sf	\$406	2026-01-16
\$525,000	2 / 2ba	1308 sf	\$401	2025-11-21

Value & Financing

Price Positioning

\$411 /sq ft

Active listings here average **\$411/sf** vs **\$706/sf** across Quay.

42% below area average

Mortgage Snapshot

\$2,394 /mo

Entry price (from)	\$499,900
20% down payment	\$99,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1992	LEVELS 20	SUITES 125	CONSTRUCTION Concrete
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS108	MANAGEMENT Dwell Property Management

Overview

The Excelsior 8 Laguna Court, New Westminster, V3M 6M6 20 Levels, 125 Suites Built 1992, Construction: Concrete, Units in Strata: 125, No Pets: 2, Dogs: YES, Cats: YES, Strata No: LMS108. Close to the Fraser River promenade and the newly re-opened and renovated New Westminister Quay and Markets and skytrain. Pets and rentals allowed. Amenities include indoor swimming pool, spa and saunas, hot tub, library, and work out area.

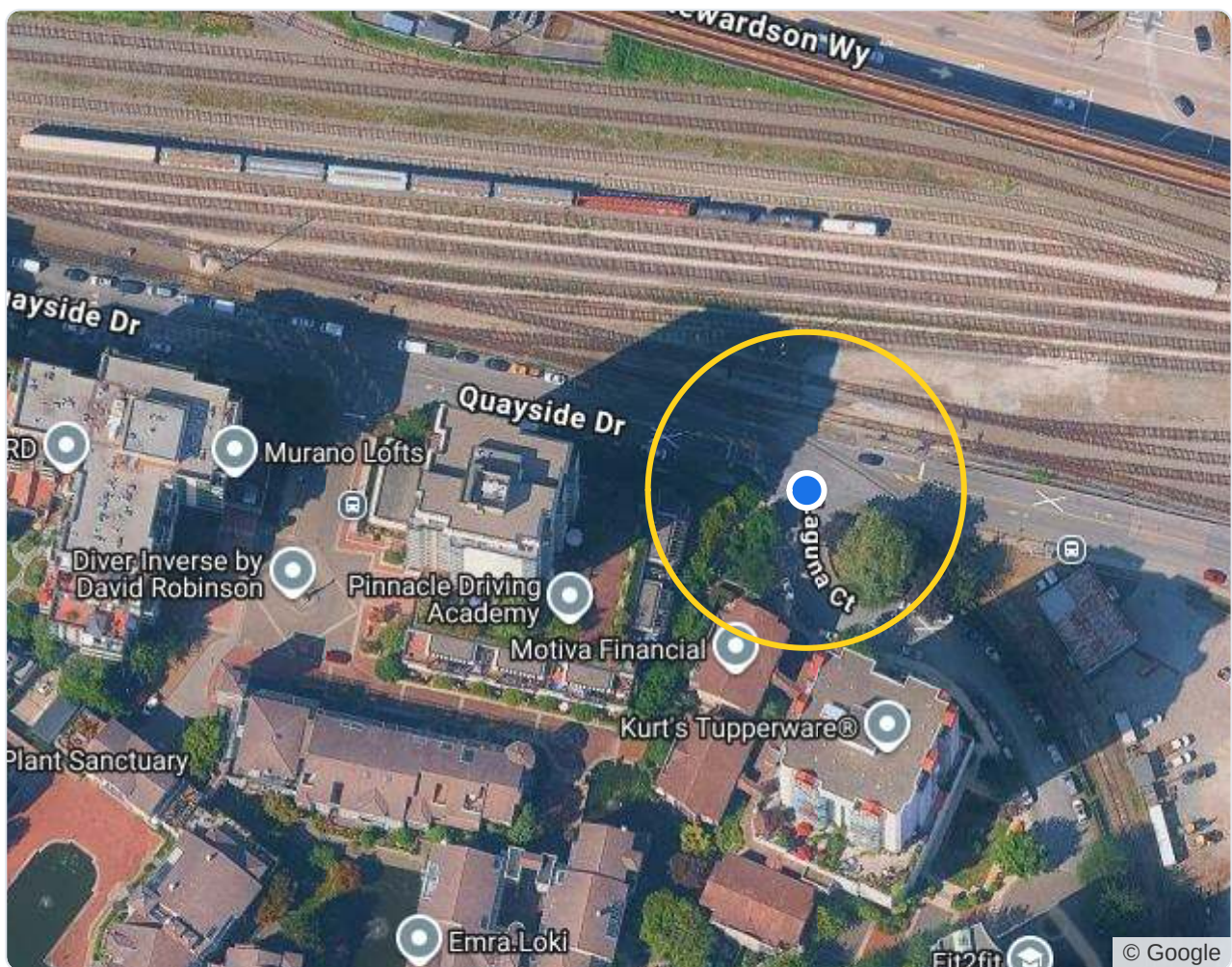
Amenities & Features

- ✓ Exercise Centre
- ✓ Pool; Indoor
- ✓ Swirlpool/hot Tub
- ✓ In Suite Laundry
- ✓ Sauna/steam Room

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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