

BUILDING BROCHURE

# KENSINGTON GATE – 9261 122ND BUILDING

9261 122nd St. · Surrey, BC V3V 7R4 · Queen Mary Park Surrey



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**3** FOR SALE  
FROM \$590,000

**4** SOLD · 12 MO  
\$395,000–\$617,000



## Unit Mix

### 1 Bedroom

10 units  
1,031 – 1,451 sf  
**from \$308,000**

### 2 Bedroom

42 units  
1,012 – 1,487 sf  
**from \$385,000**

## For Sale in Kensington Gate - 9261 122nd Building & Complex

3 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS       |
|------------------|--------------|---------|-------|----------------------|
| <b>\$614,900</b> | 2 / 2        | 1167 sf | \$527 | 31 9265 122 STREET   |
| <b>\$595,000</b> | 2 / 1        | 1142 sf | \$521 | 43 9273 122ND STREET |
| <b>\$590,000</b> | 2 / 1        | 1250 sf | \$472 | 28 9261 122 STREET   |

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$580,000</b> | 2 / 2ba | 1426 sf | \$407 | 2026-06-14 |
| <b>\$395,000</b> | 1 / 1ba | 1060 sf | \$373 | 2026-04-13 |
| <b>\$617,000</b> | 2 / 2ba | 1446 sf | \$427 | 2026-03-13 |
| <b>\$570,000</b> | 2 / 1ba | 1137 sf | \$501 | 2026-02-03 |

## Value & Financing

### Price Positioning

**\$507** /sq ft

### Mortgage Snapshot

**\$2,826** /mo

Active listings here average **\$507/sf** vs **\$551/sf** across Queen Mary Park Surrey.

**8% below area average**

Entry price (from) **\$590,000**  
20% down payment **\$118,000**  
Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                                 |
|---------------------------|-----------------------------------------|-------------------------------|-------------------------------------------------|
| YEAR BUILT<br><b>1987</b> | LEVELS<br><b>2</b>                      | SUITES<br><b>100</b>          | CONSTRUCTION<br><b>Frame - Wood</b>             |
| EXTERIOR<br><b>Vinyl</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS2395</b> | MANAGEMENT<br><b>Crossroads Management Ltd.</b> |

## Overview

Kensington Gate - 9261 122nd Street, Surrey, BC V3V 7R4, Strata Plan No. NWS2395, 2 levels, 100 townhouses, built 1987 - located at the corner of 122nd Street and 92nd Avenue in Queen Mary Park Surrey. The Kensington Gate complex is a multi-building complex featuring distinct West Coast architecture with an elegant gate entry and landscaping grounds. These 100-unit 2-level townhomes are located at 9251 - 9295 122nd Street and feature spacious open plans, cozy gas fireplaces, large windows, insuite laundry with extra storage, fenced yards and spacious balconies, and large kitchens with eating areas, laminated counter tops, and oak cabinets. The complex has been rainscreened and roof replaced in 2003. The residents also can enjoy the complex amenities including an outdoor pool and hot tub, GYM, a fireside great room lounge with a kitchen, and spacious indoor game room.

This Kensington Gate is ultra-convenient, with many neighborhood amenities within walking distance. You'll also find some of your favorite restaurants and amenities; Pizza Factory, Al Madina Restaurant, Bollywood Cinema and Delta Lions Park are within minutes. Also close by are Nordel Crossing Shopping Center, Central City Shopping Center, Save on Foods, SFU, King George Sky train. Kensington Gate is managed by Pacific Quorum Property 604-685-3828. Age restrictions 45+, 2 pets allowed (cats and dogs OK), limited 10 units rentals. Other address in the townhouse complex are 9255, 9257, 9259, 9271, 9287, 9295, 9277, 9273, 9265, 9261, 9285 and 9255 122nd Street.

## Amenities & Features

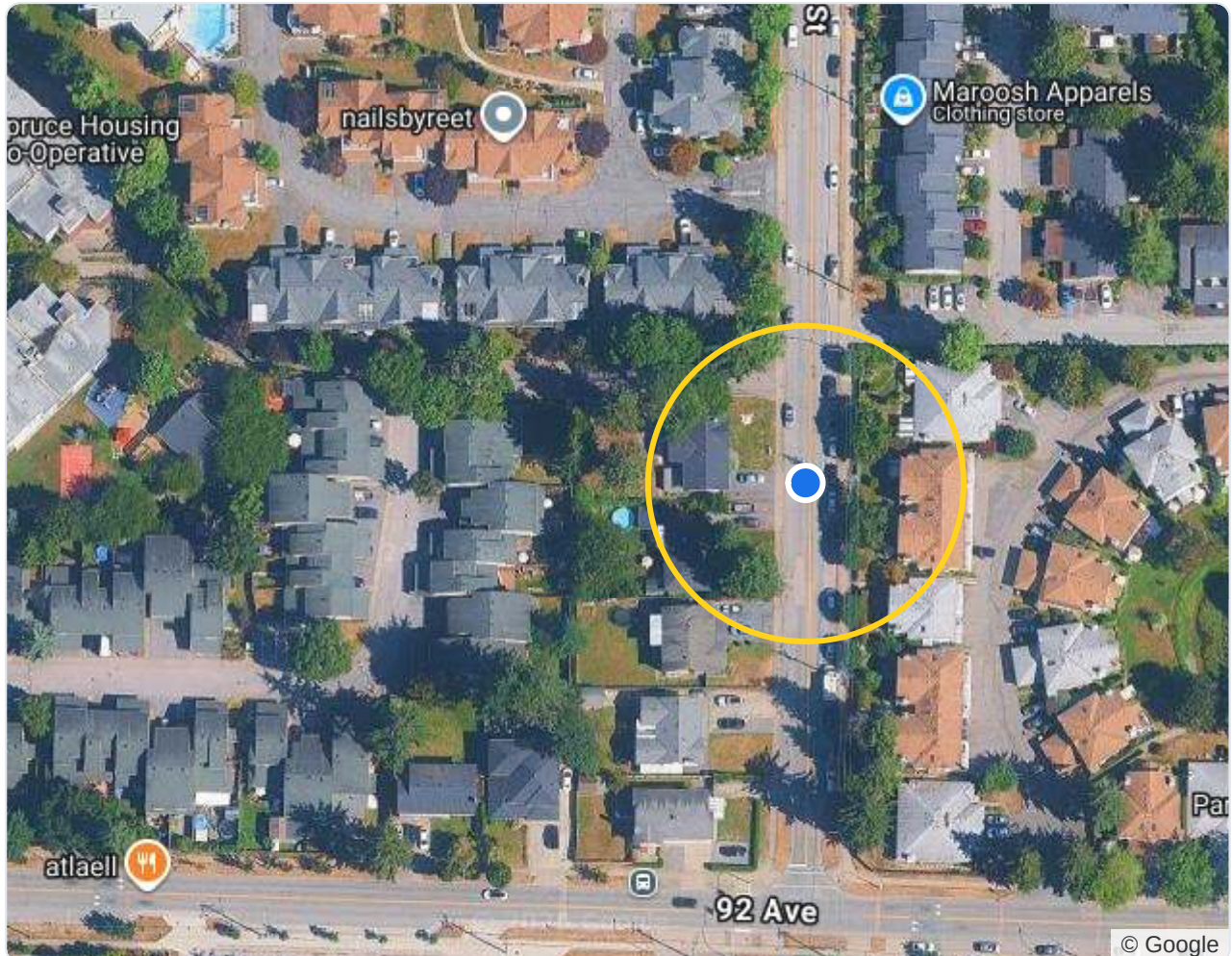
- ✓ Garden
- ✓ Pool; Outdoor
- ✓ Swirlpool/hot Tub
- ✓ In Suite Laundry
- ✓ Recreation Center
- ✓ Wheelchair Access



## Maintenance Fees Include

- ✓ Gardening
- ✓ Management
- ✓ Recreation Facility

## Location



**Les Twarog**

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