

BUILDING BROCHURE

# PRINCE CHARLES ESTATES - 9452 PRINCE CHARLES BUILDING

9452 Prince Charles Blvd. · Surrey, BC V3V 1S6 · Queen Mary Park Surrey



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**4** FOR SALE  
FROM \$599,000

**4** SOLD · 12 MO  
\$590,000–\$680,000

12-MO SOLD TREND  
-15.5

## Unit Mix

### 3 Bedroom

44 units

1,440 – 1,750 sf

from \$490,000

## For Sale in Prince Charles Estates - 9452 Prince Charles Building & Complex

4 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS                    |
|-----------|--------------|---------|-------|-----------------------------------|
| \$699,999 | 3 / 2        | 1500 sf | \$467 | 121 9467 PRINCE CHARLES BOULEVARD |
| \$699,000 | 3 / 2        | 1458 sf | \$479 | 252 9452 PRINCE CHARLES BOULEVARD |
| \$619,900 | 3 / 3        | 1450 sf | \$428 | 135 9463 PRINCE CHARLES BOULEVARD |
| \$599,000 | 3 / 3        | 1750 sf | \$342 | 131 9463 PRINCE CHARLES BOULEVARD |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$638,000  | 3 / 2ba | 1492 sf | \$428 | 2026-06-28 |
| \$680,000  | 3 / 2ba | 1487 sf | \$457 | 2026-05-08 |
| \$590,000  | 3 / 2ba | 1446 sf | \$408 | 2026-04-16 |
| \$640,000  | 3 / 2ba | 1440 sf | \$444 | 2025-10-17 |

## Value & Financing

Price Positioning

Mortgage Snapshot



**\$429** /sq ft

Active listings here average **\$429/sf** vs **\$694/sf** across Queen Mary Park Surrey.

**38% below area average**

**\$2,869** /mo

Entry price (from) **\$599,000**

20% down payment **\$119,800**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                                                |
|---------------------------|-----------------------------------------|-------------------------------|----------------------------------------------------------------|
| YEAR BUILT<br><b>1981</b> | LEVELS<br><b>1</b>                      | SUITES<br><b>256</b>          | CONSTRUCTION<br><b>Frame - Wood</b>                            |
| EXTERIOR<br><b>Wood</b>   | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS1340</b> | MANAGEMENT<br><b>Obsidian<br/>Property<br/>Management Ltd.</b> |

## Overview

Prince Charles Estates - 9452 Prince Charles Blvd, Surrey, BC V3V 1V5, Canada, Strata Plan NWS1340, 3 levels, 115 units in strata, was built in 1978, crossroads are 128 Street and 96th Avenue. Maintenance fees include caretaker, garbage pickup, gardening, management, recreation facility and snow removal. This townhouse provided with exercise centre, playground, recreation center, tennis courts and In-suite laundry.

Complex address of this townhouse is 9450 Prince Charles Blvd., 9451 Prince Charles Blvd., 9454 Prince Charles Blvd., 9455 Prince Charles Blvd., 9460 Prince Charles Blvd., 9463 Prince Charles Blvd., 9465 Prince Charles Blvd., 9458 Prince Charles Blvd., 9467 Prince Charles Blvd., 9473 Prince Charles Blvd., 9453 Prince Charles Blvd., 9466 Prince Charles Blvd., 9475 Prince Charles Blvd. and 9470 Prince Charles Blvd.

Prince Charles Estates is conveniently close to Schools: Betty Huff Elementary, Queen Elizabeth Continuing Education, Queen Elizabeth Secondary Education, David Brankin Elementary School, Cindrich Elementary School, Senator Reid Elementary School, Kirkbride Elementary, LA Matheson Secondary School, Cedadr Hills Elementary School, West Coast College of Health Care. Nearby restaurants is Lighthouse Fresh & Tasty, Pak Punjab Sweets & Samosa house, Venetis Pizza, Mr Pickwicks Fish & Chips, Chicken World, Surrey Punjab Dhaba and Sanjha Punjab Sweethouse Ltd. Enjoy your extra time with family and friends at Betty Huff Park, Bog Park, Queen Mary Park and Robson Park.

## Amenities & Features

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

✓ Tennis Court(s)

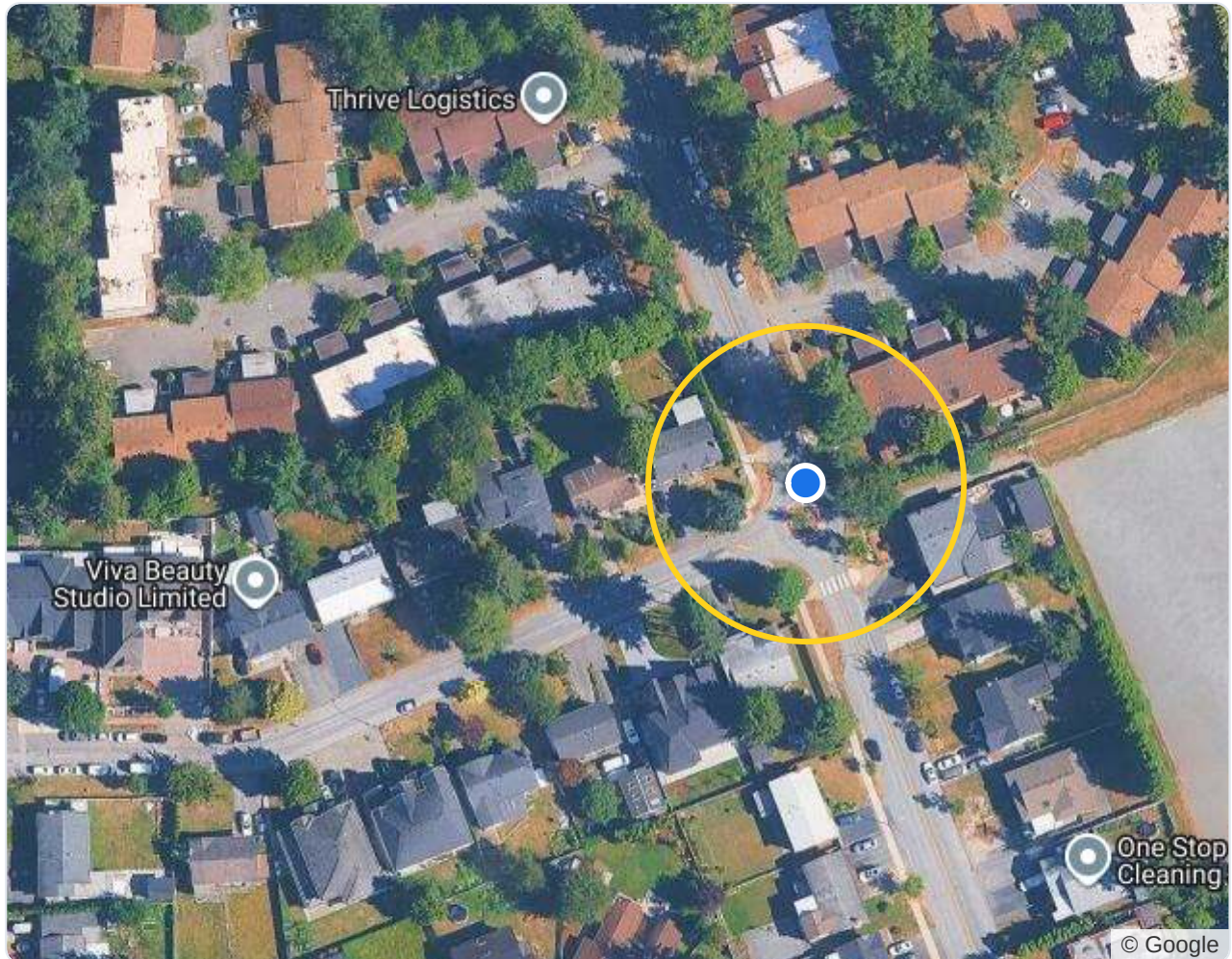
## Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

## Location



**Les Twarog**

RE/MAX Crest Realty • BC Condos & Homes Team

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