

BUILDING BROCHURE

HARTFORD WOODS - 9650 148TH BUILDING

9650 148th St. · Surrey, BC V3R 0W2 · Guildford





4 FOR SALE
FROM \$455,000

10 SOLD · 12 MO
\$392,000–\$750,000



Unit Mix

1 Bedroom

26 units
416 – 822 sf
from \$325,000

2 Bedroom

46 units
1,101 – 1,553 sf
from \$477,000

3 Bedroom

12 units
1,322 – 1,866 sf
from \$350,000

For Sale in Hartford Woods - 9650 148th Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$589,998	2 / 2	1118 sf	\$528	308 9688 148 STREET
\$549,000	2 / 2	1160 sf	\$473	405 9688 148 STREET
\$515,000	2 / 2	1140 sf	\$452	311 9688 148 STREET
\$455,000	1 / 1	680 sf	\$669	210 9688 148 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$392,000	1 / 1ba	788 sf	\$497	2026-06-22
\$440,000	1 / 1ba	777 sf	\$566	2026-06-18
\$405,000	1 / 1ba	784 sf	\$517	2026-05-22
\$498,000	2 / 2ba	1139 sf	\$437	2026-02-26

Value & Financing

Price Positioning

Mortgage Snapshot

\$530 /sq ft

Active listings here average **\$530/sf** vs **\$688/sf** across Guildford.

23% below area average

\$2,179 /mo

Entry price (from) **\$455,000**

20% down payment **\$91,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1995	LEVELS 4	SUITES 236	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1461	MANAGEMENT Crossroads Management Ltd.

Overview

Hartford Woods - 9650 148 Street, Surrey, BC V3R 0W2, LMS1461 - Located in the heart of the Guildford neighbourhood in Surrey on 148 Street and 96 Avenue. This is a prime location that is close to transit, Bonaccord Elementary, Johnston Heights Secondary, Simon Fraser University, Guildford Town Centre, City Central Shopping, Superstore, Surrey Public Library, restaurants, T & T Supermarket, Green Timbers Park, trails, recreation and more! Direct access to major transportation routes allows an easy commute to surrounding destinations including Langley, White Rock, Delta and Downtown Vancouver. Hartford Woods is a low-rise building with four levels and 226 luxury suites built in 1995 that are professionally managed. Most homes feature large open floor plans, insuite laundry, cozy gas fireplaces, vaulted ceilings in the top floors and private balconies. This is a well maintained complex that offers a clubhouse, exercise centre, indoor pool, sauna/steam room, common lounge area, guest suites, bike storage, landscaped greenspace, common walkways with seating areas and manicured gardens. In addition, there is secured underground parking, visitor parking, wheelchair access, elevators and bike storage. There are four buildings in this complex that include 9626, 9650, 9668 and 9688 148th Avenue. This is comfortable condo living in a desirable neighbourhood in Surrey - Live at Hartford Woods!

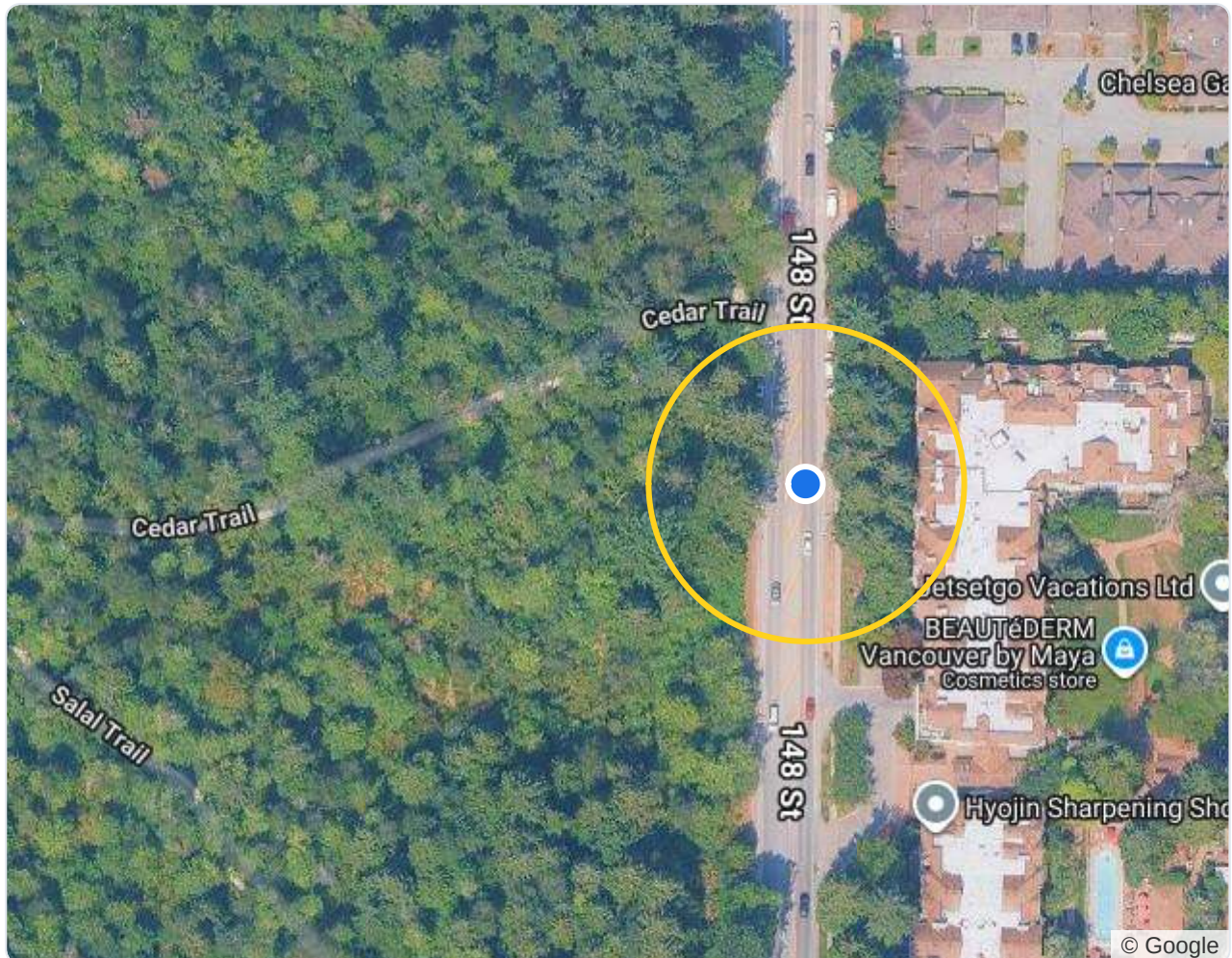
Amenities & Features

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

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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