

BUILDING BROCHURE

CAMUS GARDENS

12125 78th Ave. · Surrey, BC V3W 5B6 · West Newton



Scan to view online



1 FOR SALE
FROM \$648,900

12-MO SOLD TREND
23.6

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



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 1989	SUITES 47	CONSTRUCTION Frame - Wood	EXTERIOR Wood
TITLE TO LAND Freehold Strata		STRATA PLAN NWS3414	

Overview

Camus Garden - Camus Gardensnue Surrey, BC V3W 5B6, NWS3414 - Located on 120A Street and 78 Avenue in the quiet and desirable West Newton area of Surrey. Camus Garden offers 48

beautiful townhomes located in Surrey's up-and-coming West Newton community, at 12107 - 12167 78th Avenue and 7838 120A Street. This is a central location near transit, major transportation routes, Strawberry Hill Shopping Centre, Safeway, Superstore, library, dining, all your shopping needs and more! Homes feature beautiful oak kitchen cabinets, radiant hot water hear, double garage with lots of storage space, rough-in vacuum and alarm. 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. All ages and pets are welcomed. Garden Camus is a great place to raise the family - Live here!

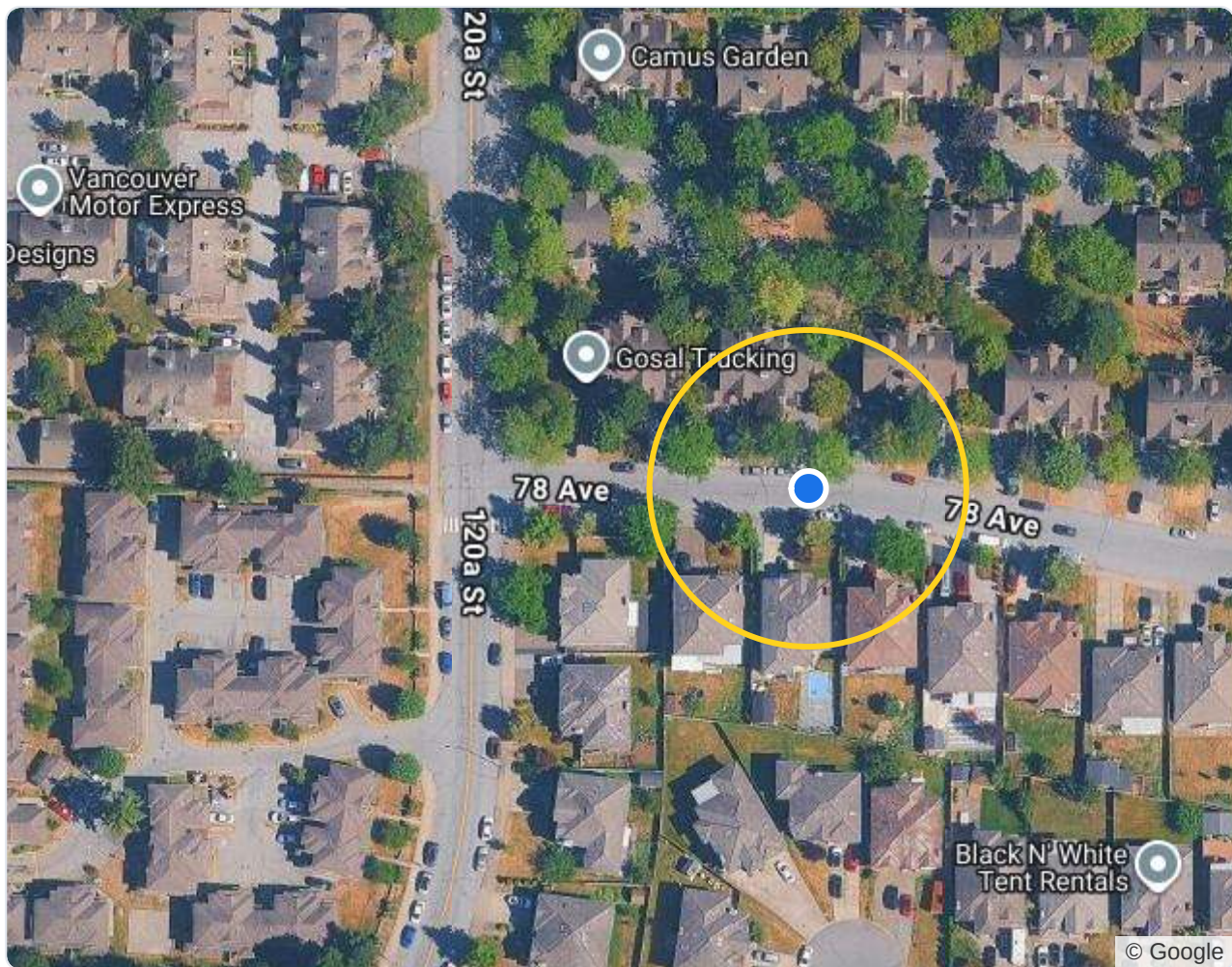
Amenities & Features

- ✓ Club House
- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Recreation Facility

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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