

BUILDING BROCHURE

# HADLEY GREEN

8060 121A St. · Surrey, BC V3W 0S5 · Queen Mary Park Surrey



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**2** FOR SALE  
FROM \$749,800

12-MO SOLD TREND  
45.7

# Unit Mix

## 3 Bedroom

10 units  
1,742 – 1,986 sf  
**from \$569,900**

## 4 Bedroom

3 units  
2,000 – 2,026 sf  
**from \$839,900**

# For Sale in Hadley Green & Complex

2 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS       |
|------------------|--------------|---------|-------|----------------------|
| <b>\$839,900</b> | 4 / 3        | 2026 sf | \$415 | 104 8060 121A STREET |
| <b>\$749,800</b> | 3 / 3        | 1787 sf | \$420 | 126 8060 121A STREET |

# Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$852,500</b> | 4 / 3ba | 2026 sf | \$421 | 2023-07-16 |
| <b>\$896,500</b> | 3 / 3ba | 1986 sf | \$451 | 2023-05-16 |
| <b>\$795,000</b> | 3 / 3ba | 1775 sf | \$448 | 2023-04-11 |
| <b>\$855,000</b> | 4 / 4ba | 2000 sf | \$428 | 2023-04-10 |

# Value & Financing

## Price Positioning

**\$417** /sq ft

Active listings here average **\$417/sf** vs **\$571/sf** across Queen Mary Park Surrey.

**27% below area average**

## Mortgage Snapshot

**\$3,591** /mo

Entry price (from) **\$749,800**

20% down payment **\$149,960**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                     |
|---------------------------|-----------------------------------------|-------------------------------|-------------------------------------|
| YEAR BUILT<br><b>1989</b> | LEVELS<br><b>2</b>                      | SUITES<br><b>30</b>           | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Vinyl</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS2944</b> | MANAGEMENT<br><b>Associa</b>        |

## Overview

Hadley Green 8060 121a Street, Surrey, V3W 0S5 2 Levels, 30 Executive Townhomes. Built 1989, Construction: Frame, Units in Strata: 0, No. Pets: , Dogs: , Cats: , Strata No: NWS2944. Townhomes with vinyl siding, shake roofs and enclosed garages. Well managed complex with all exterior recently painted. Very quiet neighbourhood. Central location with walking distance to Kennedy trail elementary school, bus, shopping and easy access to all major routes.

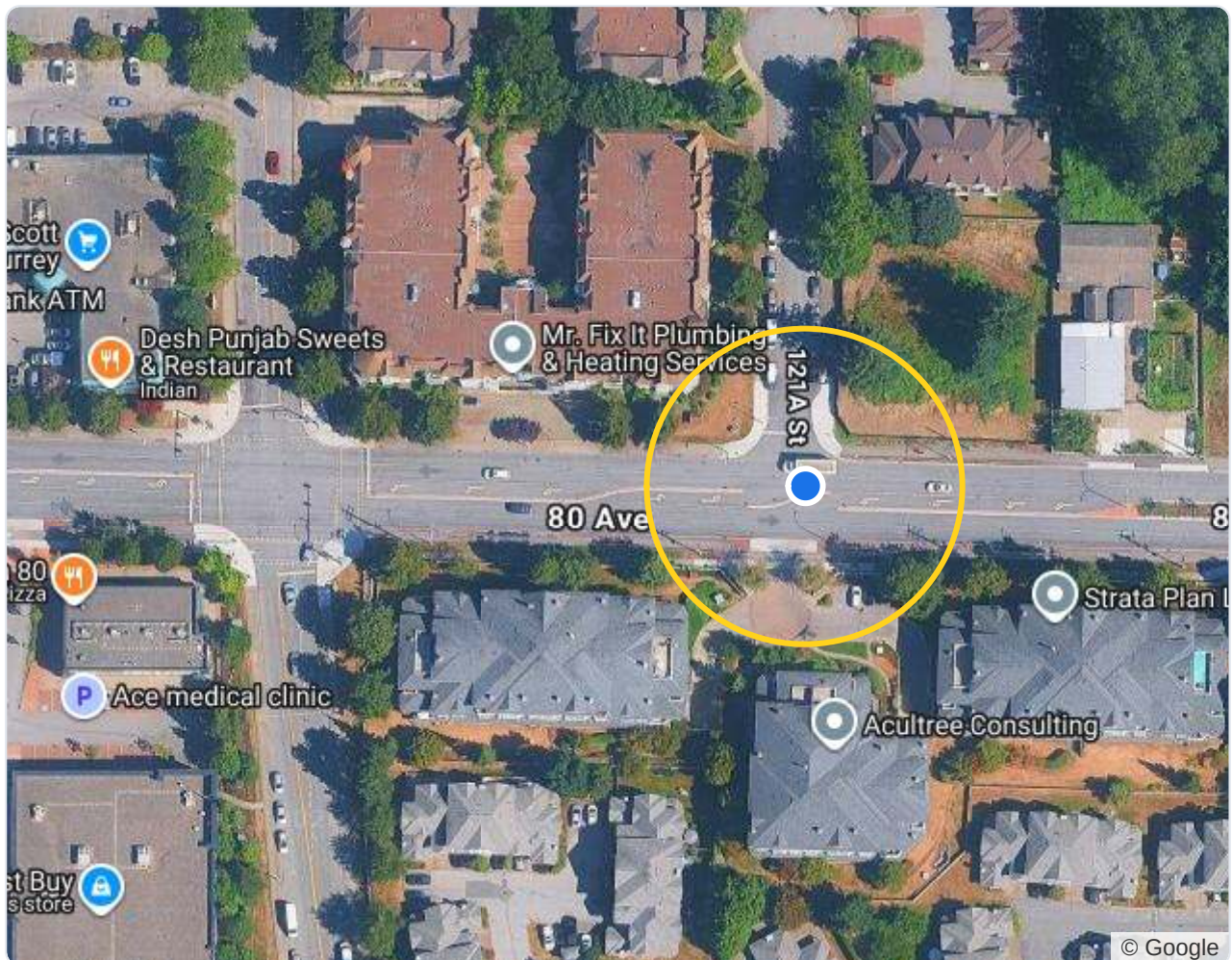
## Amenities & Features

- ✓ Club House

## Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Snow Removal
- ✓ Garbage Pickup
- ✓ Management

## Location





## Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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