

BUILDING BROCHURE

ENCLAVE - 12775 63 BUILDING

12775 63 Ave. · Surrey, BC V3X 1S9 · Panorama Ridge



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



1 FOR SALE
FROM \$759,000

3 SOLD · 12 MO
\$728,000–\$875,000



Unit Mix

3 Bedroom

11 units
1,478 – 2,330 sf
from \$581,500

4 Bedroom

9 units
1,600 – 2,264 sf
from \$634,000

For Sale in Enclave - 12775 63 Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$759,000	4 / 3	1600 sf	\$474	2 12775 63 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$750,000	4 / 3ba	1713 sf	\$438	2026-07-03
\$728,000	3 / 3ba	1478 sf	\$493	2026-03-31
\$875,000	4 / 4ba	2264 sf	\$386	2025-11-14
\$868,000	4 / 4ba	1945 sf	\$446	2025-08-15

Value & Financing

Price Positioning

\$474 /sq ft

Active listings here average **\$474/sf** vs **\$513/sf** across Panorama Ridge.

8% below area average

Mortgage Snapshot

\$3,635 /mo

Entry price (from) **\$759,000**

20% down payment **\$151,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
2012

LEVELS
3

SUITES
42

CONSTRUCTION
Concrete

EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS4490	DEVELOPER Sunmark Builders
ARCHITECT Barnett Dembek Architects		MANAGEMENT Confidential	

Overview

Enclave at Boundary Park - 12775 63rd Avenue, Surrey, 3 levels, 42 townhomes, estimated completion in 2012. Developed by Sunmark Developments Ltd., Enclave at Boundary Park is 48 units of three-level townhomes situated at 63rd Avenue and 128th Street in the Panorama Ridge community in Surrey B.C.

Designed by award-winning Barnett Dembek Architects, this limited collection of three and four bedroom townhomes ranging from 1,478 to 2,261 sq. ft. reflects Craftsman-style architecture. Contemporary interiors boast cozy fireplaces, oversized windows, granite countertops, ceramic tile backsplashes and floors, maple shaker cabinets, and spa-inspired bathrooms. Outside, private yards and patios offer places of quiet reflection or refreshing activity, while the kids burn off youthful energy in one of the local parks.

Located in the Surrey's Boundary Park neighborhood, Enclave is close to Watershed Park, Strawberry Hill Shopping Center, Save On Foods, Chapters and other big box retailers. Also nearby Enclave Townhomes are Sunshine Hills Golf Course, Hwy #10, Hwy #99, and Hwy #91, in addition to many schools like Kwantlen Polytechnic University, Panorama Park Elementary, Tamanawis Secondary, and Boundary Park Elementary.

Amenities & Features

- ✓ Club House

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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