

BUILDING BROCHURE

THE RIDGE AT BOSE FARMS - 16396 64 BUILDING

16396 64 Ave. · Surrey, BC V3S 6X6 · Cloverdale BC



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5 FOR SALE
FROM \$389,900

11 SOLD · 12 MO
\$392,000–\$615,000

12-MO SOLD TREND
-32.2

Unit Mix

1 Bedroom 25 units 437 – 690 sf from \$365,000	2 Bedroom 59 units 727 – 1,127 sf from \$480,000	3 Bedroom 1 unit 1,441 – 1,441 sf from \$849,900
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For Sale in The Ridge At Bose Farms - 16396 64 Building & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$849,900	3 / 2	1441 sf	\$590	416 16380 64 AVENUE
\$635,900	2 / 2	1024 sf	\$621	406 16380 64 AVENUE
\$629,900	2 / 2	1055 sf	\$597	410 16388 64 AVENUE
\$624,900	2 / 2	990 sf	\$631	309 16380 64 AVENUE
\$389,900	1 / 1	444 sf	\$878	415 16398 64 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$396,000	1 / 1ba	591 sf	\$670	2026-07-09
\$392,000	1 / 1ba	592 sf	\$662	2026-06-29
\$412,000	1 / 1ba	629 sf	\$655	2026-05-23
\$398,000	1 / 1ba	591 sf	\$673	2026-04-11

Value & Financing

Price Positioning

\$663 /sq ft

Active listings here average **\$663/sf** vs **\$576/sf** across Cloverdale BC.

15% above area average

Mortgage Snapshot

\$1,867 /mo

Entry price (from) **\$389,900**

20% down payment **\$77,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2015	LEVELS 1	SUITES 253	CONSTRUCTION Frame - Wood
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EXTERIOR
Mixed

TITLE TO LAND
Freehold Strata

STRATA PLAN
EPS2745

MANAGEMENT
Associa

Overview

Welcome to The Ridge At Bose Farms. The Ridge At Bose Farms is a 253-home strata residence located at 16396 64 Avenue in Surrey, in the Cloverdale neighbourhood. It sits near the intersection of 64 Avenue & 163 Street. Completed in 2015. It is registered under Strata Plan EPS2745 and held as Freehold Strata.

Residents enjoy an array of amenities including club house, in-suite laundry and recreation center, garage underground parking and baseboard / electric heating.

Set in Cloverdale, Surrey, The Ridge At Bose Farms offers a central location, golf course, recreation and shopping nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

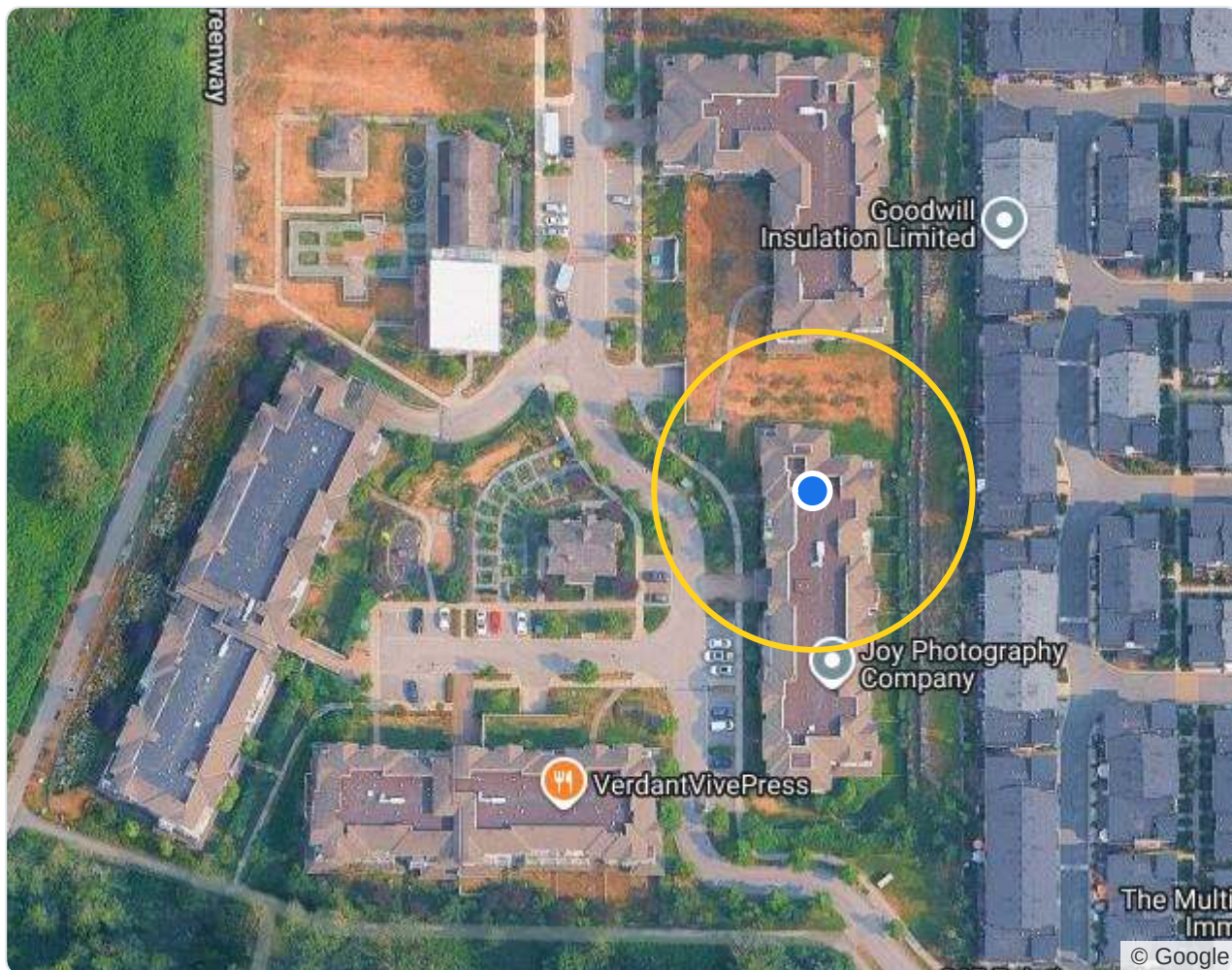
Amenities & Features

- ✓ Club House
- ✓ Recreation Center
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Hot Water
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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