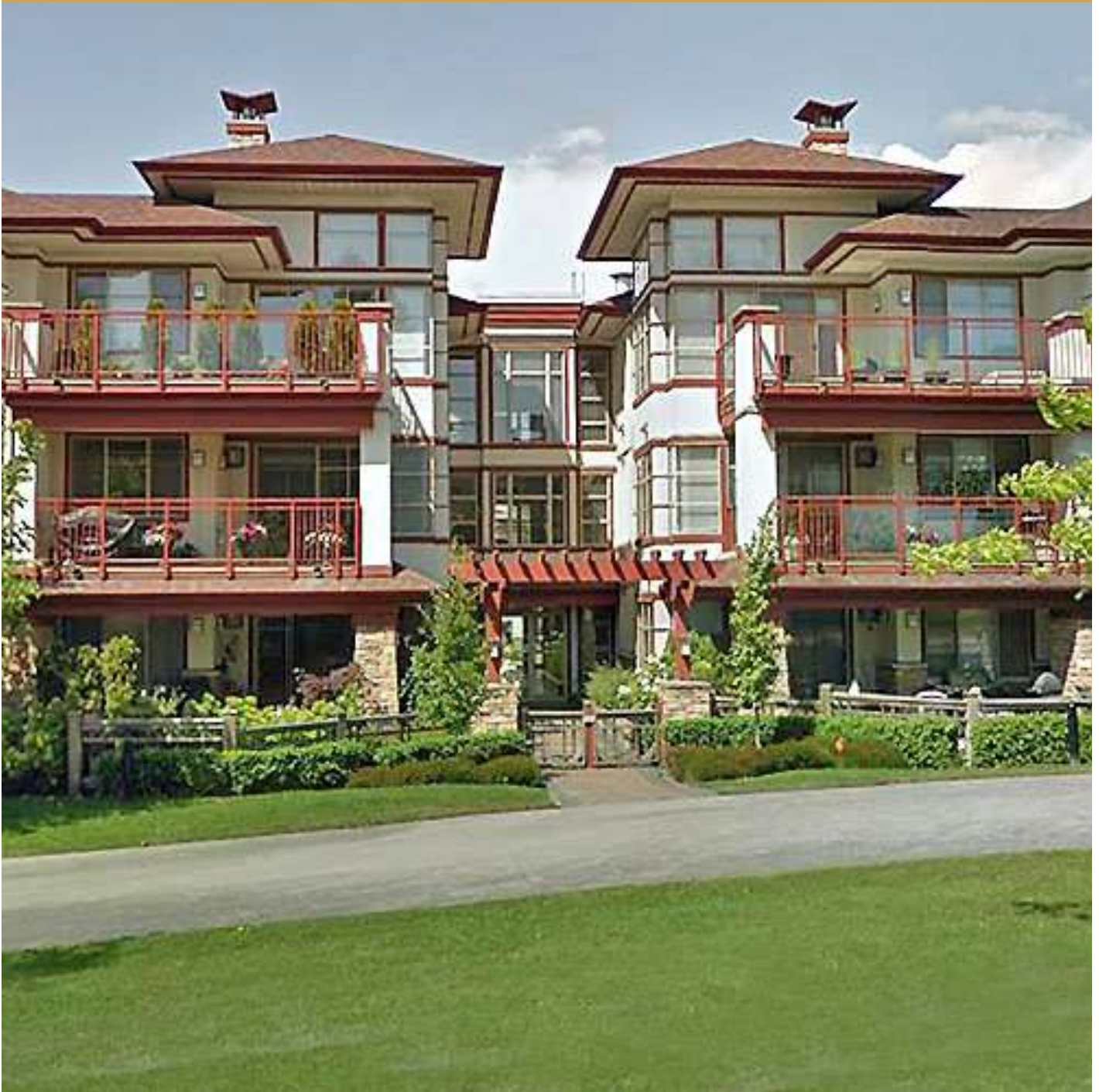


BUILDING BROCHURE

ST.ANDREWS - 16447 64TH BUILDING

16447 64th Ave. · Surrey, BC V3S 6V7 · Cloverdale BC





5 FOR SALE
FROM \$598,800

9 SOLD · 12 MO
\$690,000–\$1,090,000



Unit Mix

2 Bedroom
85 units
1,242 – 1,851 sf
from \$559,500

For Sale in St.Andrews - 16447 64th Building & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$849,000	2 / 2	1465 sf	\$580	205 16455 64 AVENUE
\$758,000	2 / 2	1462 sf	\$518	201 16477 64 AVENUE
\$749,000	2 / 2	1470 sf	\$510	210 16477 64 AVENUE
\$655,000	2 / 2	1327 sf	\$494	204 16469 64 AVENUE
\$598,800	2 / 2	1304 sf	\$459	207 16421 64 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$732,500	2 / 2ba	1337 sf	\$548	2026-05-09
\$690,000	2 / 2ba	1326 sf	\$520	2026-04-30
\$765,000	2 / 2ba	1487 sf	\$514	2026-03-29
\$875,000	2 / 2ba	1447 sf	\$605	2026-03-28

Value & Financing

Price Positioning

\$512 /sq ft

Active listings here average **\$512/sf** vs **\$582/sf** across Cloverdale BC.

12% below area average

Mortgage Snapshot

\$2,868 /mo

Entry price (from) **\$598,800**

20% down payment **\$119,760**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2008	LEVELS 3	SUITES 219	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2562	DEVELOPER Rempel Development Group Ltd
MANAGEMENT Gateway Property Management			

Overview

St Andrews at Northview - 16447 64th Avenue, Surrey, BC V3S 6V7, Strata Plan No. BCS2562, 3 levels, 219 units, built 2008 - located at the intersection of 64th Avenue and 164th Street in the heart of Cloverdale. Developed by Rempel Development Group of Companies, St Andrews at Northview consists of 219 luxurious, spacious homes ranging size from 1264 to 1866 sq. ft. in eight, three storey buildings at 16421, 16433, 16447, 16455, 16469, 16477, 16483, and 16499 64th Avenue in Cloverdale. Designed by the award winning firm of Focus Architecture Incorporated, with interiors by Creative Designworks, St Andrews at Northview homes include the arched doorways, cozy gas fireplaces, oversized windows for lots of sunshine, the richly stained, engineered hardwood floors with in-floor radiant heat, the thick carpets in the bedrooms, and overlook large, private patios. The gourmet kitchens have full-wrap Cherry or Wenge wood cabinetry, granite countertops and breakfast bar, imported ceramic tile backsplash, Bosch stainless steel kitchen appliances and deluxe stainless steel hood fan. The bathrooms also have granite countertops with Kohler polished chrome designer fixtures, and the flooring is imported ceramic tile with pampering radiant heat. The Kohler China sink is undermount for easier cleaning and the oversized soaker tub is surrounded by hand-set ceramic.

The well over 8,000 square foot Club at St Andrews at Northview gives you all the resort style amenities you'd expect to find at any upscale spa retreat. Surrounded by gardens, carefully manicured lawns, walking trails, and soothing water features, the Club at St Andrews features five

star amenities that include an outdoor pool, steam shower & sauna, outdoor patio and barbeque area, a 15 seat media room with big-screen TV, full kitchen and dining room, state of the art fitness centre, library, kids room, meeting room and The Duke's Room which is a combination of both a games and lounge room for residents to use at their leisure.

St Andrews at Northview features a great location that is just moments away from the beautiful Northview Golf Course, trails, forests and parks. Surrounded by Willowbrook Shopping Center and services, cafes and restaurants, everything is already in place for your outgoing lifestyle. And even though so much is close by the St Andrews at Northview condo community, Highway 99, 10, and 91 in addition to the Fraser Highway, making it very accessible from all directions. St Andrews at Northview is managed by Gateway 604-635-5000. 1 cat or 1 dog allowed; Rentals Allowed w/Restrictions.

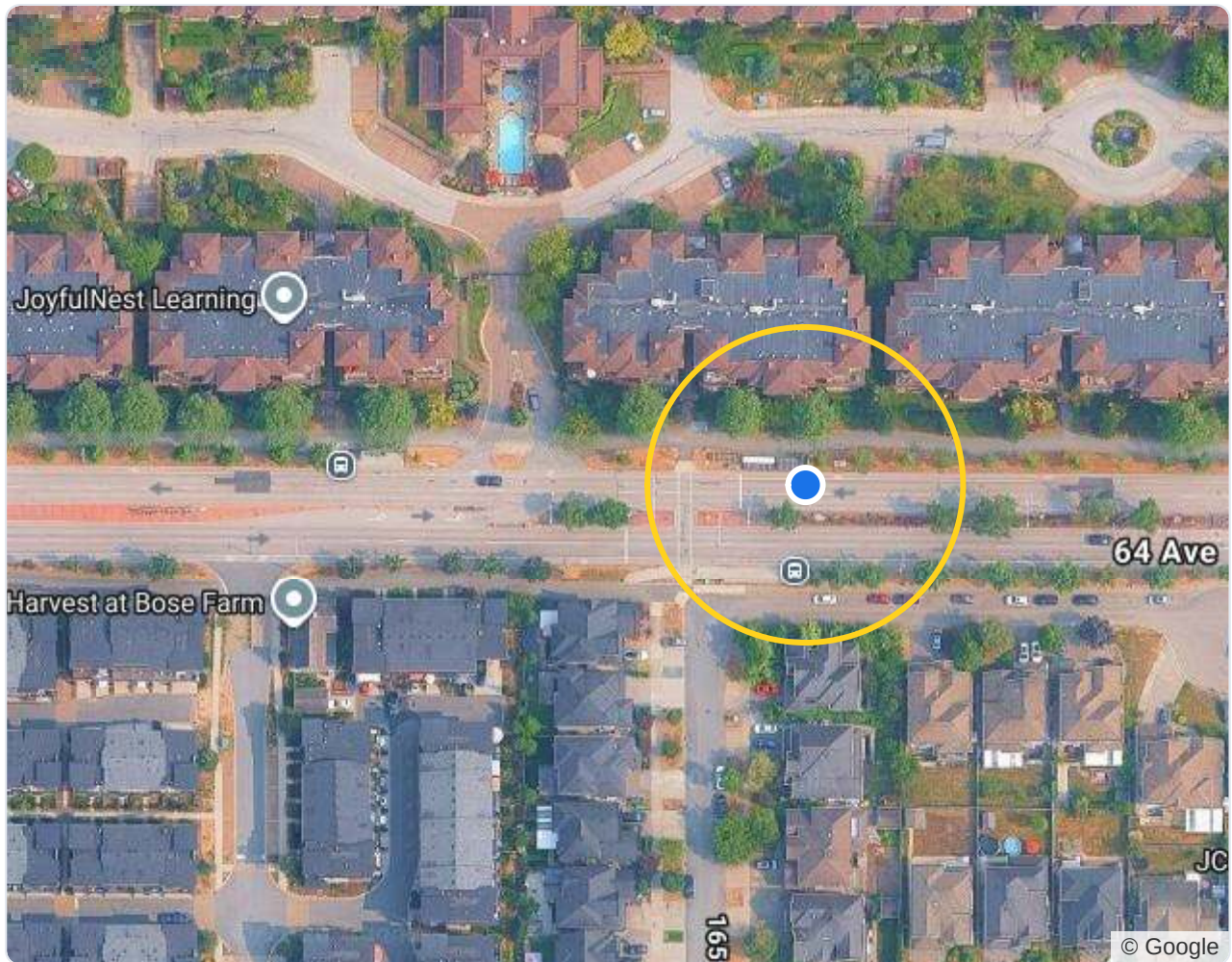
Amenities & Features

- | | |
|---------------------|---------------------|
| ✓ Club House | ✓ Exercise Centre |
| ✓ Guest Suite | ✓ Pool; Outdoor |
| ✓ Recreation Center | ✓ Wheelchair Access |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Heat |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call