

BUILDING BROCHURE

CLOVER PARK GARDENS - 17714 60 BUILDING

17714 60 Ave. · Surrey, BC V3S 1V2 · Cloverdale BC



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6 FOR SALE
FROM \$269,999

4 SOLD · 12 MO
\$200,000–\$299,000



Unit Mix

1 Bedroom

37 units
638 – 780 sf
from \$165,000

2 Bedroom

49 units
920 – 1,077 sf
from \$293,000

For Sale in Clover Park Gardens - 17714 60 Building & Complex

6 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$519,000	2 / 2	980 sf	\$530	35 17706 60 AVENUE
\$499,900	2 / 2	971 sf	\$515	58 17710 60 AVENUE
\$449,000	2 / 2	1032 sf	\$435	47 17708 60 AVENUE
\$328,888	1 / 1	716 sf	\$459	70 17712 60 AVENUE
\$298,000	1 / 1	638 sf	\$467	44 17706 60 AVENUE
\$269,999	1 / 1	716 sf	\$377	10 17700 60 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$200,000	1 / 1ba	771 sf	\$259	2026-07-17
\$280,000	1 / 1ba	772 sf	\$363	2026-04-28
\$262,000	1 / 1ba	716 sf	\$366	2026-03-21
\$299,000	1 / 1ba	730 sf	\$410	2025-10-21

Value & Financing

Price Positioning

\$464 /sq ft

Active listings here average **\$464/sf** vs **\$583/sf** across Cloverdale BC.

20% below area average

Mortgage Snapshot

\$1,293 /mo

Entry price (from) **\$269,999**

20% down payment **\$54,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1974	LEVELS 3	SUITES 110	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS183	MANAGEMENT Crossroads Management Ltd.

Overview

Clover Park Gardens - 17714 60 Ave, Surrey, BC V3S 1V2, NWS183. Located on 60 Avenue and 176 Street in a convenient neighbourhood of Cloverdale. Clover Park Gardens built in 1974, offers 110 homes that are well maintained and professionally managed by Ascent Property Mgt: 604-431-1800. This is a prime location just minutes away from Cloverdale Station Neighbourhood Pub Clover Lanes, Clova Lanes, Scotiabank, Golphis Steak and Lobster, Clover Care Medical Clinic, and Shoppers Drug Mart. Transit and major routes are close by and within walking distance. Clover Park Gardens recently underwent a renovation in 2009 which included a new roof, paint and gutters. Features of Clover Park Gardens include in-suite laundry. Restrictions of Clover Park Gardens one pet.

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

✓ Caretaker

✓ Hot Water

✓ Heat

✓ Management

Location



Les Twarog

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