

BUILDING BROCHURE

# CLOVER DOWNS ESTATES

17769 57th Ave. · Surrey, BC V3S 1H1 · Cloverdale BC



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**1** FOR SALE  
FROM \$599,000

**4** SOLD · 12 MO  
\$390,000–\$492,500



# Unit Mix

## 1 Bedroom

33 units  
543 – 703 sf  
**from \$300,100**

## 2 Bedroom

17 units  
758 – 1,117 sf  
**from \$419,900**

# For Sale in Clover Downs Estates & Complex

1 currently active

| ASKING           | BEDS / BATHS | SIZE   | \$/SF | UNIT / ADDRESS      |
|------------------|--------------|--------|-------|---------------------|
| <b>\$599,000</b> | 2 / 2        | 955 sf | \$627 | 116 17769 57 AVENUE |

# Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE   | \$/SF | DATE       |
|------------------|---------|--------|-------|------------|
| <b>\$390,000</b> | 1 / 1ba | 605 sf | \$645 | 2026-06-13 |
| <b>\$492,500</b> | 2 / 2ba | 870 sf | \$566 | 2026-01-11 |
| <b>\$413,750</b> | 1 / 1ba | 594 sf | \$697 | 2025-12-30 |
| <b>\$412,500</b> | 1 / 1ba | 616 sf | \$670 | 2025-12-14 |

# Value & Financing

## Price Positioning

**\$627** /sq ft

Active listings here average **\$627/sf** vs **\$606/sf** across Cloverdale BC.

**3% above area average**

## Mortgage Snapshot

**\$2,869** /mo

Entry price (from) **\$599,000**

20% down payment **\$119,800**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                                               |
|---------------------------|-----------------------------------------|-------------------------------|---------------------------------------------------------------|
| YEAR BUILT<br><b>2010</b> | LEVELS<br><b>4</b>                      | SUITES<br><b>91</b>           | CONSTRUCTION<br><b>Frame - Wood</b>                           |
| EXTERIOR<br><b>Vinyl</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>BCS3511</b> | MANAGEMENT<br><b>Century 21 Prudential Estates (rmd) Ltd.</b> |

## Overview

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Clover Downs Estates - 17769 57 Ave, Surrey, BC V3S 1J1, BCS3511. Located on 57th Avenue and 177B Street, Cloverdale. Clover Downs Estates built in 2009 offers 91 homes that are well maintained and professionally managed by Maple Leaf Realty: 604-595-2005. This is a prime location just minutes away from Cloverdale Station Neighbourhood Pub, Clover Lanes Bowling, Scotiabank, Golphis Steak and Lobster, Clover Care Medical Clinic, and Shoppers Drug Mart. Transit and major routes are close by and within walking distance. Features of Clover Downs Estates include secure underground parking. Other features include a bike room, elevator, exercise centre garden, guest suite, and in-suite laundry.

## Amenities & Features

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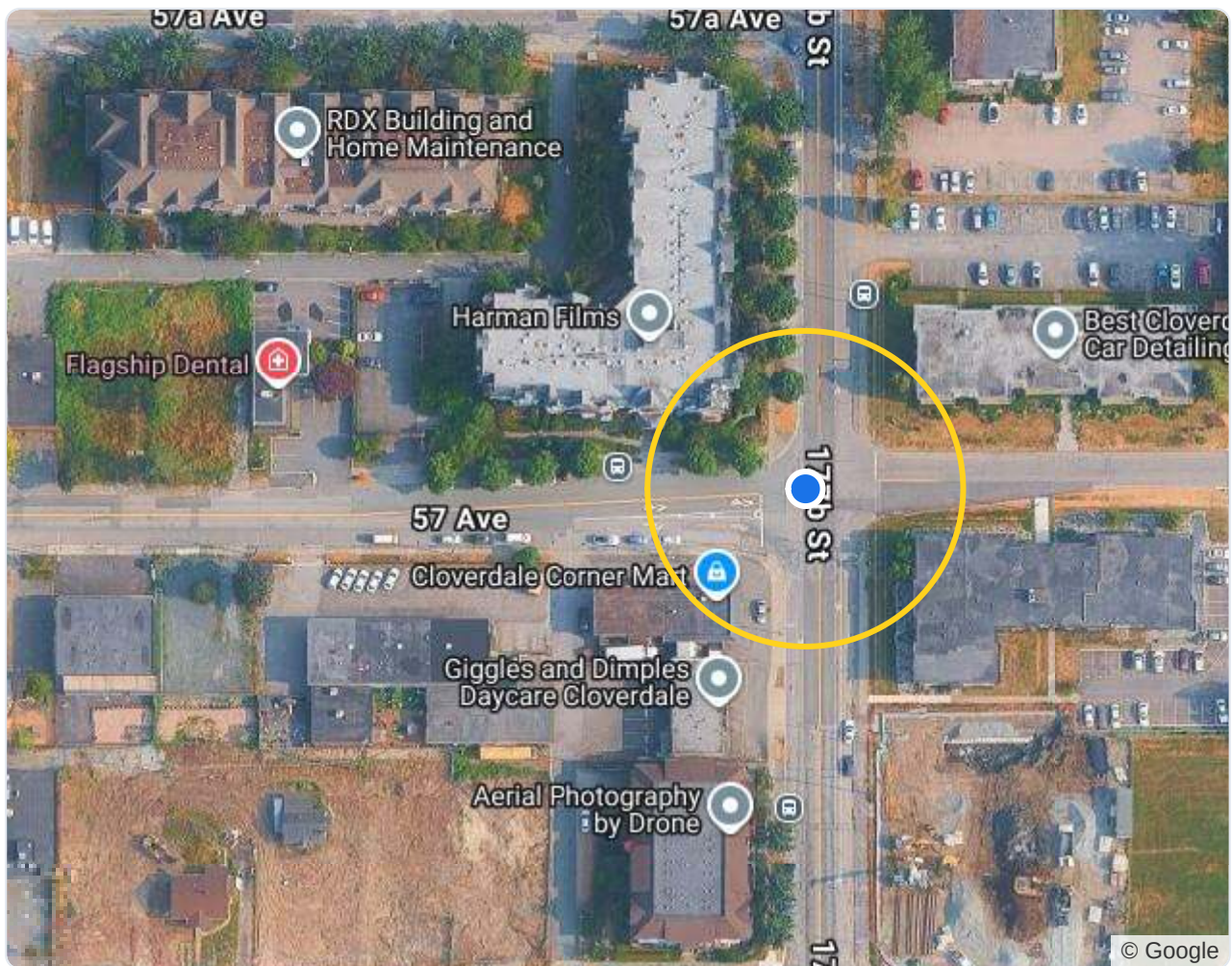
- |                   |                    |
|-------------------|--------------------|
| ✓ Bike Room       | ✓ Elevator         |
| ✓ Exercise Centre | ✓ Garden           |
| ✓ Guest Suite     | ✓ In Suite Laundry |

## Maintenance Fees Include

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

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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