

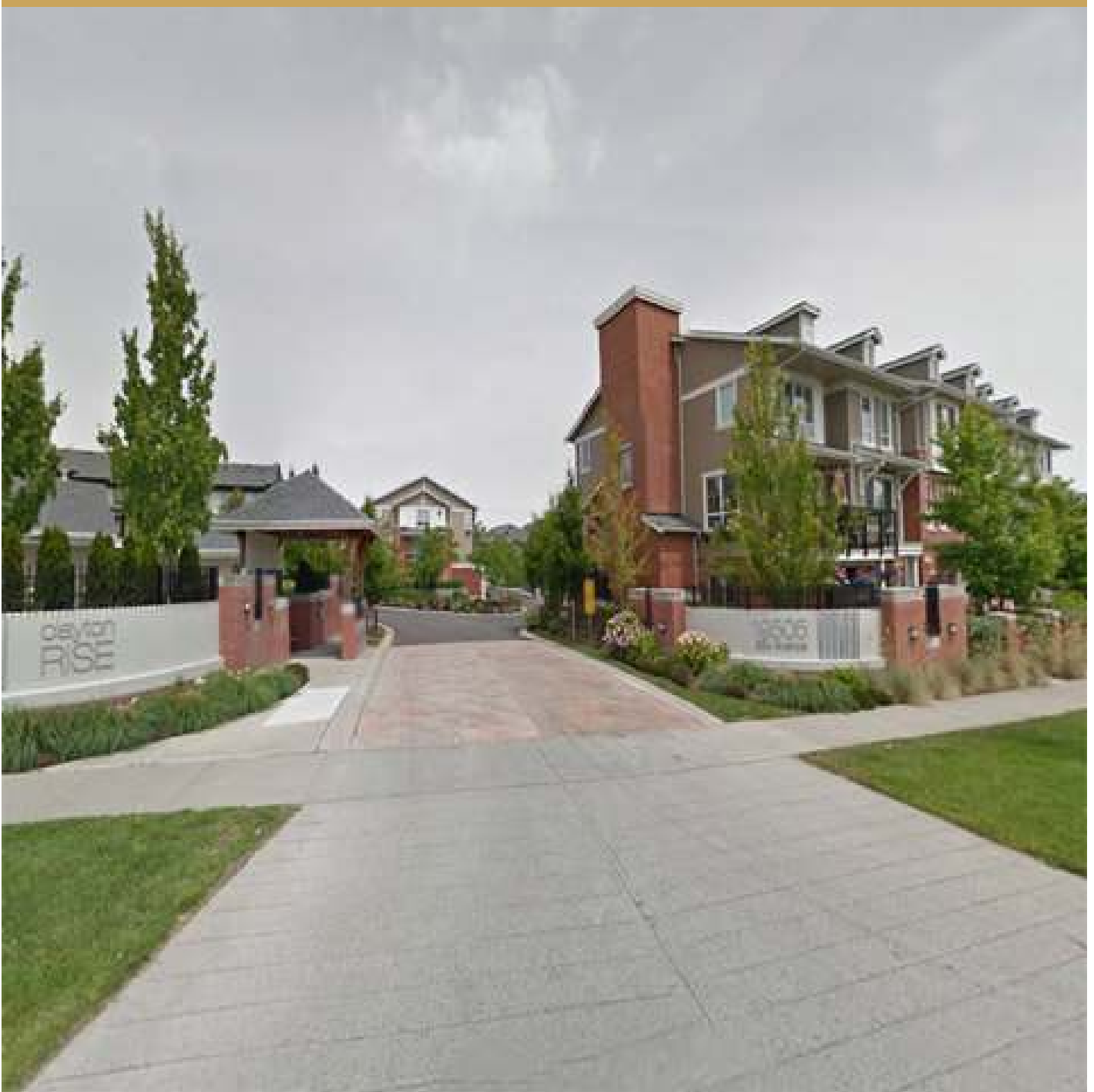
BUILDING BROCHURE

CLAYTON RISE

19505 68A Ave. · Surrey, BC V4N 6A2 · Clayton



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



7 FOR SALE
FROM \$699,000

11 SOLD · 12 MO
\$620,000–\$880,800



Unit Mix

2 Bedroom

41 units
1,043 – 1,433 sf
from \$500,000

3 Bedroom

33 units
1,255 – 1,695 sf
from \$568,000

4 Bedroom

4 units
1,735 – 1,855 sf
from \$848,000

For Sale in Clayton Rise & Complex

7 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$919,000	4 / 4	1855 sf	\$495	1 19505 68A AVENUE
\$899,000	4 / 4	1855 sf	\$485	1 19505 68A AVENUE
\$778,000	3 / 3	1284 sf	\$606	70 19505 68A AVENUE
\$759,800	3 / 2	1278 sf	\$595	114 19505 68A AVENUE
\$749,900	3 / 3	1255 sf	\$598	16 19505 68A AVENUE
\$749,000	3 / 2	1314 sf	\$570	121 19505 68A AVENUE
\$699,000	2 / 2	1110 sf	\$630	118 19505 68A AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$620,000	2 / 2ba	1075 sf	\$577	2026-07-16
\$815,000	3 / 3ba	1550 sf	\$526	2026-06-03
\$727,500	3 / 2ba	1290 sf	\$564	2026-04-12
\$880,800	3 / 3ba	1695 sf	\$520	2026-04-10

Value & Financing

Price Positioning

\$568 /sq ft

Active listings here average \$568/sf vs \$611/sf across Clayton.

Mortgage Snapshot

\$3,348 /mo

Entry price (from)

\$699,000

7% below area average

20% down payment **\$139,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2010	LEVELS 3	SUITES 143	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold	STRATA PLAN BCS3748	DEVELOPER The Townline Group Of Companies
MANAGEMENT Confidential			

Overview

Clayton Rise - 19505 68A Avenue, Surrey, BC, V4N 6A2, Strata Plan BCS3748, 3 levels, 143 townhouses, Built 2010. Located at 195th and 68 Avenue, Surrey. Built by Townline Development, Clayton Rise townhouses feature impressive views of Mount Baker to the Fraser Valley. The architecture, by Rositch Hemphill and Associates, has been carefully designed to suit the site, and interiors by Gannon Ross Designs maximize light and openness, extending spaces outdoors via decks and patios.

Luxury finishes and high-end features are standard in every home including wood laminate flooring, sleek over height cabinetry in the kitchen, polished chrome hardware, stylish lighting fixtures, quartz counters, full height backsplashes, Samsung stainless steel appliances and task lighting. Residents adore the classic architecture, lush gardens, walking trails and massive adjacent playground. The 5,000 sq ft. at the Clayton Rise Clubhouse features five star amenities that include a fireside lounge complex with wet bar and very sunny outdoor deck with BBQ. In addition The Clayton Rise Clubhouse will include a movie room, outdoor pool, fitness gym, party lounge room and large TV.

The Clayton rise townhomes are within walking distance to restaurants, parks and shopping. Not only that, but just fifteen minutes away by foot to the large Willowbrook Mall shopping centre. The entire townhome community is surrounded by green spaces, courtyards and parks and the Clayton Heights Secondary School is just 5 minutes away.

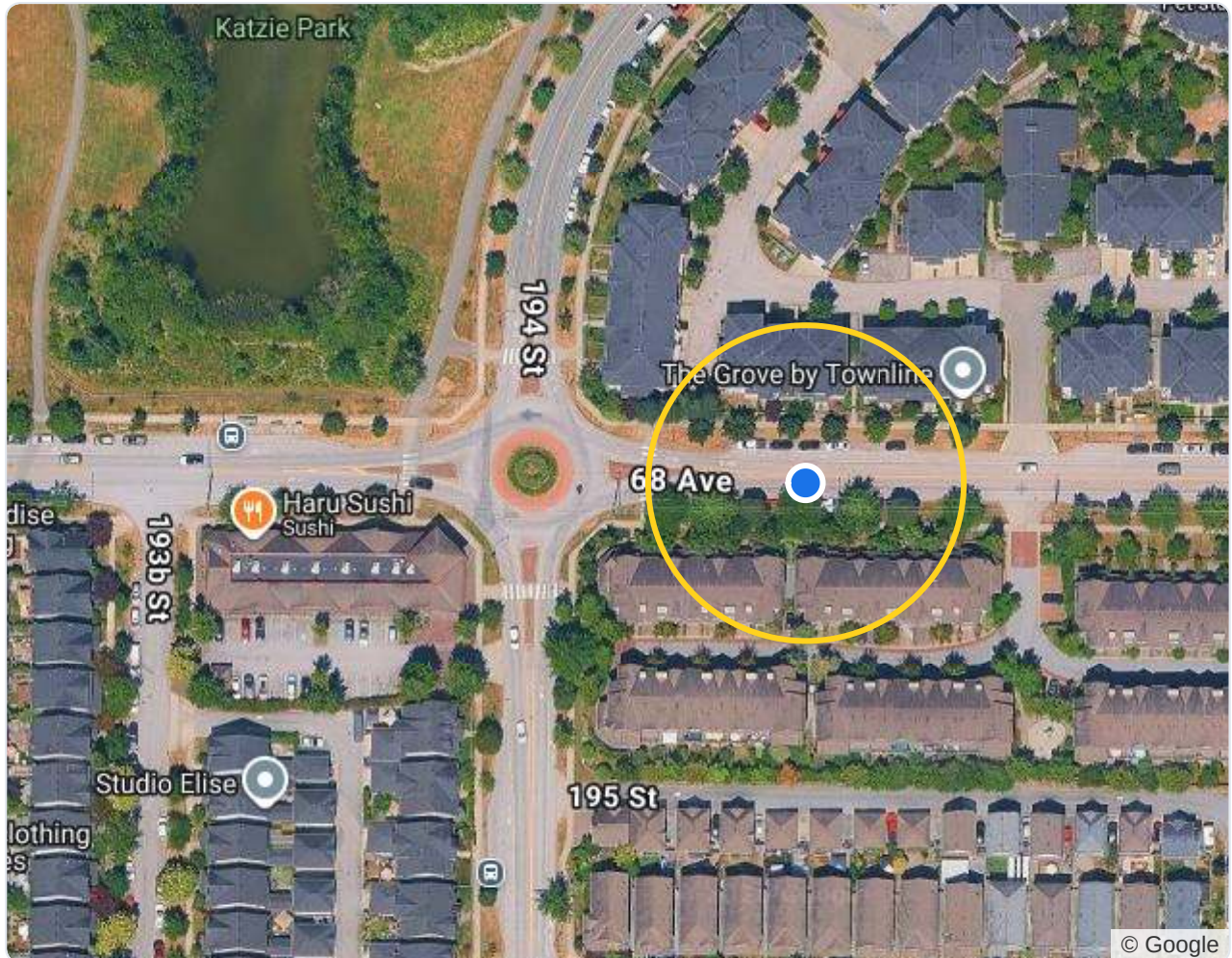
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Recreation Center
- ✓ Exercise Centre
- ✓ Pool; Outdoor

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Recreation Facility

Location



Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

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