

BUILDING BROCHURE

CLAYTON MARKET

19159 Watkins Dr. · Surrey, BC V4N 6B4 · Clayton



Scan to view online



1 FOR SALE
FROM \$688,888

12-MO SOLD TREND
5.7

Unit Mix

2 Bedroom

17 units
1,211 – 1,309 sf
from \$560,000

3 Bedroom

2 units
1,249 – 1,256 sf
from \$688,888

For Sale in Clayton Market & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$688,888	3 / 3	1249 sf	\$552	40 19159 WATKINS DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$720,000	2 / 3ba	1249 sf	\$576	2025-06-11
\$794,000	2 / 3ba	1219 sf	\$651	2024-06-09
\$825,000	2 / 3ba	1303 sf	\$633	2024-02-15
\$810,000	2 / 3ba	1280 sf	\$633	2024-02-03

Value & Financing

Price Positioning

\$552 /sq ft

Active listings here average **\$552/sf** vs **\$584/sf** across Clayton.

5% below area average

Mortgage Snapshot

\$3,299 /mo

Entry price (from)	\$688,888
20% down payment	\$137,778
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2015	LEVELS 3	SUITES 44	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2078	ARCHITECT Ekistics
MANAGEMENT Alliance Real Estate Group Inc			

Overview

Clayton Market - 19159 Watkins Drive, Surrey, BC V4N 6B4, Canada. Strata plan number EPS2078. Crossroads are Watkins Drive and 192 Street. This development features 44, 3-stories townhomes. Estimated completion is 2015. Developed by Mosaic Homes. Architecture by EKISTICS. Interior design by Portico Design Group. Maintenance fees include Gardening, Garbage Pickup, Management, Sewer and Snow Removal.

Nearby parks include Starr Park, East View Park and Magee Park. The closest schools are Hazelgrove Elementary School, Katzie Elementary, Clayton Heights Secondary, Hillcrest Elementary School, Latimer Road Elementary and Christ College. Nearby grocery stores are Extra Foods 8585 Cloverdale, Real Canadian Superstore and Safeway.

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

✓ Garbage Pickup

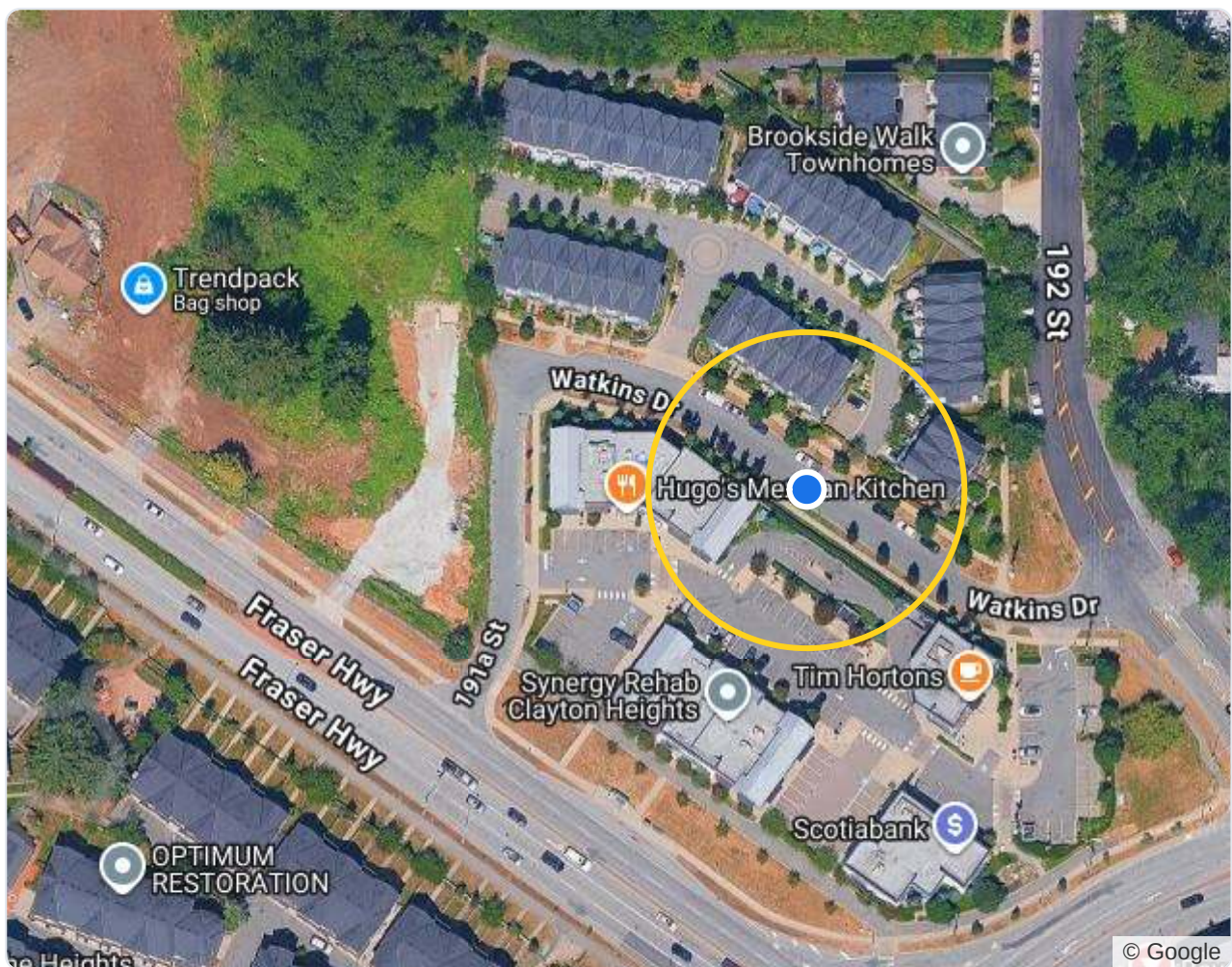
✓ Management

✓ Snow Removal

✓ Gardening

✓ Sewer

Location





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