

ESPIRIT

19340 65th Ave. · Surrey, BC V4N 0A3 · Clayton



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2 FOR SALE
FROM \$534,900

5 SOLD · 12 MO
\$397,500–\$485,000



Unit Mix

1 Bedroom

13 units
637 – 772 sf
from \$379,900

2 Bedroom

42 units
765 – 1,099 sf
from \$415,000

3 Bedroom

1 unit
1,095 – 1,095 sf
from \$535,000

For Sale in Espirit & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$539,900	2 / 2	833 sf	\$648	410 19340 65 AVENUE
\$534,900	2 / 2	886 sf	\$604	202 19320 65 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$485,000	2 / 2ba	884 sf	\$549	2026-07-11
\$472,000	2 / 2ba	991 sf	\$476	2026-06-03
\$397,500	1 / 1ba	637 sf	\$624	2025-11-08
\$442,500	2 / 1ba	770 sf	\$575	2025-11-03

Value & Financing

Price Positioning

\$626 /sq ft

Active listings here average **\$626/sf** vs **\$591/sf** across Clayton.

6% above area average

Mortgage Snapshot

\$2,562 /mo

Entry price (from) **\$534,900**

20% down payment **\$106,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2006	LEVELS 4	SUITES 104	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1941	DEVELOPER Rempel Development Group Ltd
MANAGEMENT Teamwork Property Management Ltd			

Overview

Esprit At Southlands - 19340 65th Avenue, Surrey, BC V4N 0A3, Strata Plan No. BCS1941, 4 levels, 106 units, built 2006 - located at the intersection of 193A Street and 65th Avenue in the East Clayton neighborhood. Developed by Rempel Development Group of Companies, builder with over

1350 luxury and successful real estate homes built over the past decades, two sister condo buildings Liberty & Esprit at Southlands stand in a lush green setting at 19366, 19378 & 19388 65th Avenue and 19320, 19328 & 19340 65th Avenue in the East Clayton district of Surrey. The features at Esprit at Southlands condos include electric fireplace with ceramic tile hearth and modern wood mantle, imported porcelain ceramic entry tile, trackless, stain resistant carpeting, and large sundecks or patios. The gourmet kitchens have granite countertops and breakfast bar, with dramatic tapered flat panel laminate cabinetry and Moen chrome single lever faucet. A stainless steel appliance package, high power exhaust range hood fan and in-sink food disposal are also included. The bathrooms also have Roll-edge laminate countertops with integral backsplash. The porcelain sink is undermount for easier cleaning and the white tub is surrounded by hand-set ceramic.

The Club at Esprit at Southlands gives you all the resort style amenities you'd expect to find. Surrounded by gardens and carefully manicured lawns, the Club at Esprit at Southland's West Coast architecture features stone and cedar shake exteriors, complementing gables, and large covered porches. Inside, amenities comes complete with a full Chef's Demonstration kitchen with Wine Bar, a cozy fireside lounge, Work centre/library with separate boardroom for important meetings, fully equipped fitness studio with universal gym, free weights, cardio machines and mirrored aerobics area with TV/VCR, and Media room for lively entertainment.

Close to Save-On-Foods, Superstore, Wal-Mart, Costco, Chapters and Starbucks, residents at Esprit Southlands are just steps away from the greatest amenities in the Lower Mainland. Also close is Willowbrook mall where you can do some weekend shopping. Esprit at Southlands also has luxury condo residences that are close to recreational activities, parks and sports fields for those who live an active lifestyle. Esprit at Southlands is managed by Teamwork management 604-880-8326. 2 cats or dogs allowed, rentals allowed with restrictions.

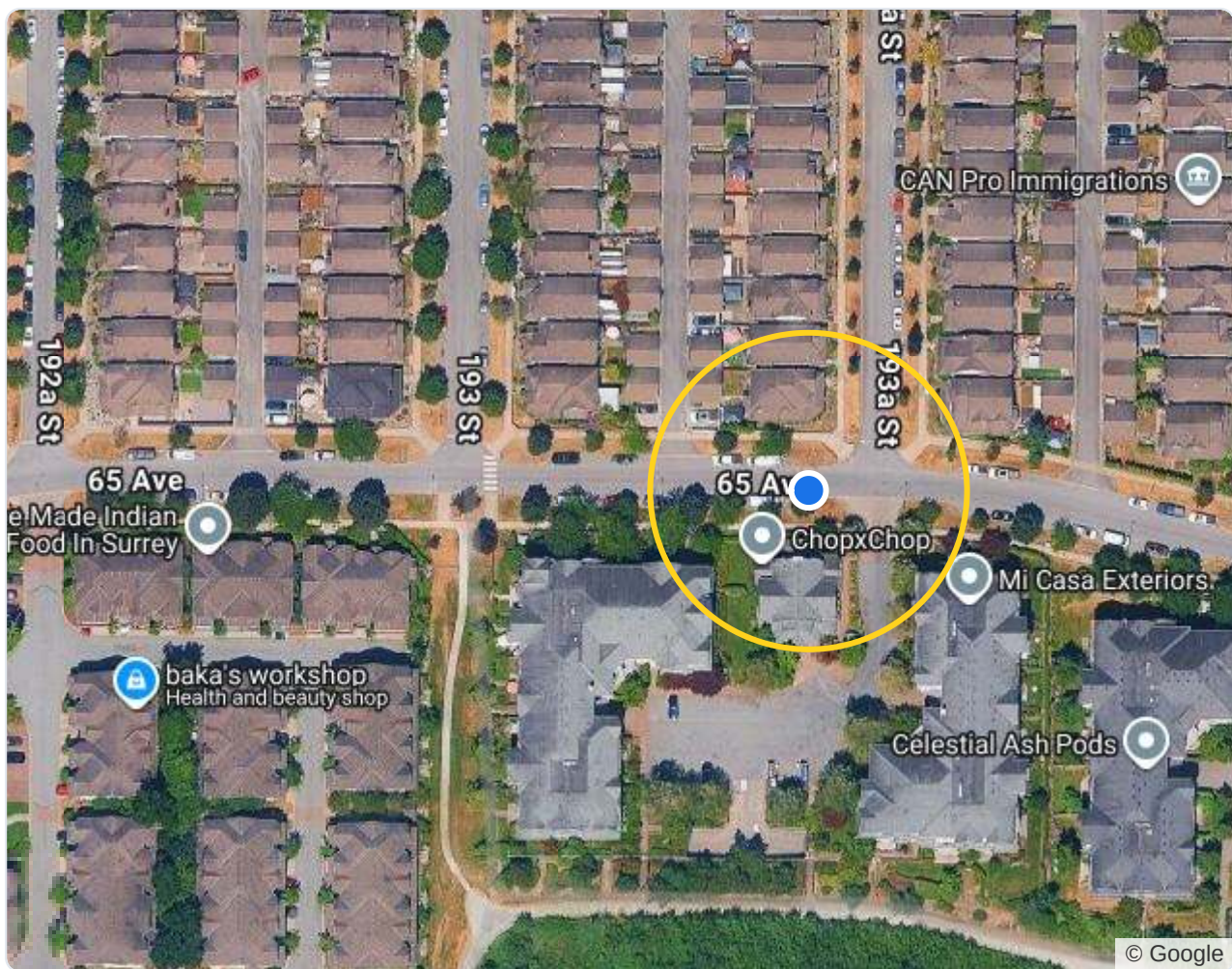
Amenities & Features

- | | |
|--------------------|---------------|
| ✓ Club House | ✓ Elevator |
| ✓ Exercise Centre | ✓ Guest Suite |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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