

BUILDING BROCHURE

SUNSET GROVE – 19479 65 BUILDING

19479 65 Ave. · Surrey, BC V4N 5X5 · Clayton



Scan to view online



7 FOR SALE
FROM \$389,900

3 SOLD · 12 MO
\$415,000–\$625,000


12-MO SOLD TREND
18.2

Unit Mix

1 Bedroom
23 units
584 – 752 sf
from \$374,250

2 Bedroom
23 units
893 – 1,155 sf
from \$525,000

3 Bedroom
15 units
1,264 – 2,129 sf
from \$535,000

4 Bedroom
1 unit
1,644 – 1,644 sf
from \$830,000

For Sale in Sunset Grove - 19479 65 Building & Complex

7 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$829,900	3 / 3	1706 sf	\$486	7 19479 65 AVENUE
\$644,999	2 / 2	1108 sf	\$582	56 19478 65 AVENUE
\$619,900	2 / 2	1108 sf	\$559	56 19478 65 AVENUE
\$565,000	2 / 2	900 sf	\$628	27 19478 65 AVENUE
\$460,000	1 / 1	750 sf	\$613	205 6500 194 STREET
\$419,888	1 / 1	640 sf	\$656	35 19478 65 AVENUE
\$389,900	1 / 1	607 sf	\$642	214 6500 194 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$532,000	2 / 2ba	955 sf	\$557	2026-07-04
\$415,000	1 / 1ba	744 sf	\$558	2026-05-31
\$625,000	2 / 2ba	1046 sf	\$598	2026-04-06
\$590,000	2 / 2ba	959 sf	\$615	2025-08-11

Value & Financing

Price Positioning

\$595 /sq ft

Active listings here average **\$595/sf** vs **\$1185/sf** across Clayton.

50% below area average

Mortgage Snapshot

\$1,867 /mo

Entry price (from) **\$389,900**

20% down payment **\$77,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2009	LEVELS 3	SUITES 124	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3396	MANAGEMENT 604 Real Estate

Amenities & Features

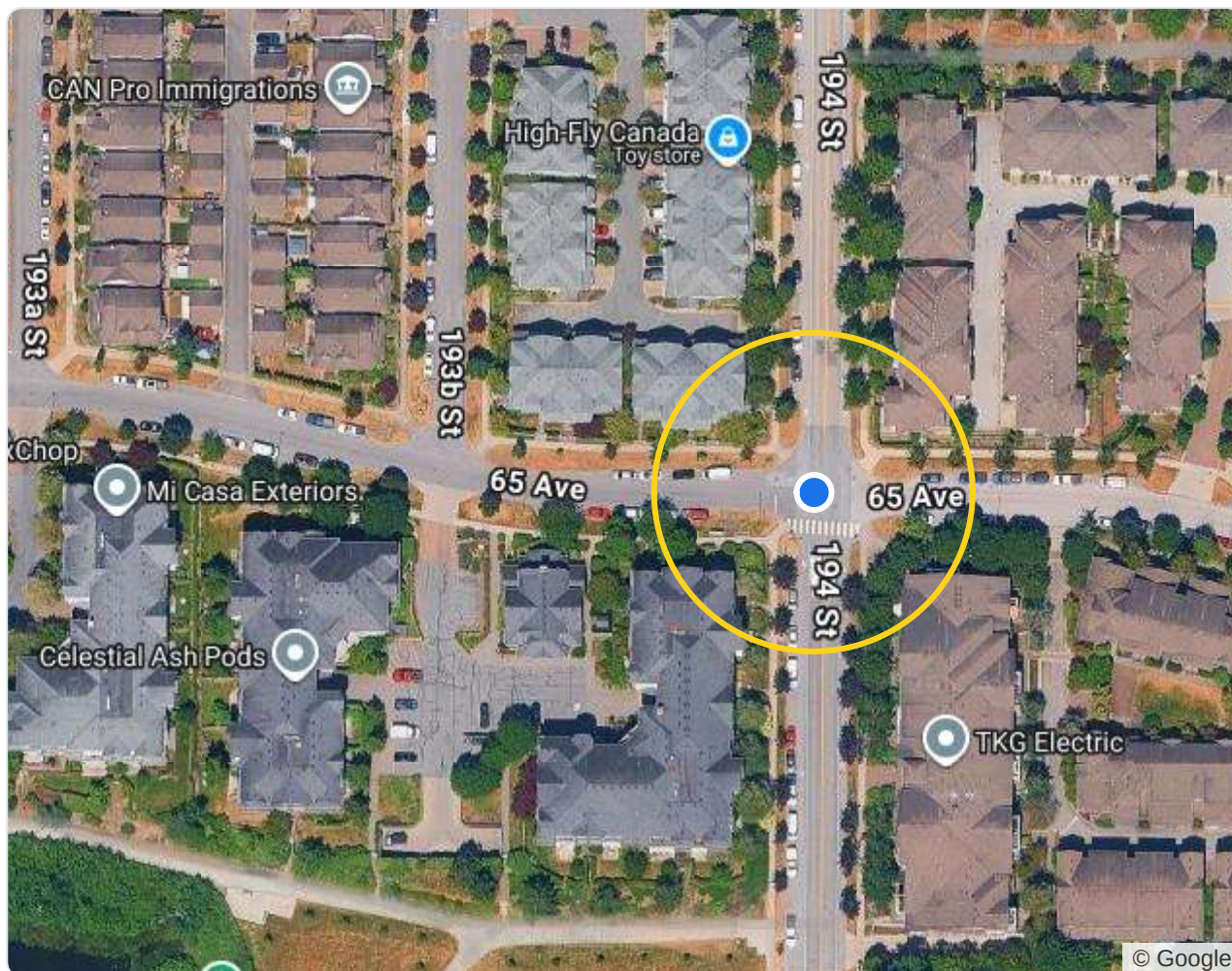
✓ Garden

✓ Playground

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Recreation Facility
- ✓ Water
- ✓ Garbage Pickup
- ✓ Management
- ✓ Sewer

Location



Les Twarog

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