

BUILDING BROCHURE

SENECA WOODS - 6110 138TH BUILDING

6110 138th St. · Surrey, BC V3X 3V6 · Sullivan Station



3 FOR SALE
FROM \$699,900

2 SOLD · 12 MO
\$769,000-\$820,000


12-MO SOLD TREND
-25.3

Unit Mix

3 Bedroom
24 units
1,600 – 2,076 sf
from \$603,500

4 Bedroom
4 units
1,744 – 2,573 sf
from \$655,000

For Sale in Seneca Woods - 6110 138th Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$779,900	3 / 3	1824 sf	\$428	6 6110 138 STREET
\$750,000	3 / 3	1604 sf	\$468	30 6110 138 STREET
\$699,900	3 / 3	1632 sf	\$429	35 6110 138 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$769,000	3 / 3ba	1879 sf	\$409	2025-12-18
\$820,000	3 / 3ba	1987 sf	\$413	2025-11-27
\$829,000	4 / 3ba	1744 sf	\$475	2024-11-08
\$900,000	3 / 3ba	2076 sf	\$434	2024-01-19

Value & Financing

Price Positioning

\$441 /sq ft

Active listings here average **\$441/sf** vs **\$513/sf** across Sullivan Station.

14% below area average

Mortgage Snapshot

\$3,352 /mo

Entry price (from)	\$699,900
20% down payment	\$139,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2005	LEVELS 3	SUITES 48	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1446	MANAGEMENT 604 Real Estate

Overview

Seneca Woods at 6110 138 Street, Surrey, BC, V3X 1E7. Strata No: BCS1446, 48 units over 3 levels, built in 2005. Located in the Sullivan Station area of Surrey, near the crossroads of 138 St and 62 Ave. Complex consists of 48 luxury craftsman styled and detailed architectural townhomes with energy saving features. Homes come complete with fine finishings from granite counters, slate flooring in entrance & power room to wood cabinetry and enclosed garages. Peaceful, tranquil

rural setting yet close to transit and amenities»»» Ideally located on quiet no-thru street with good access to Hwy 10.»»» Minutes to shopping, North Ridge Elementary School, McLeod Road Elementary, and Panorama Ridge Secondary.

Amenities & Features

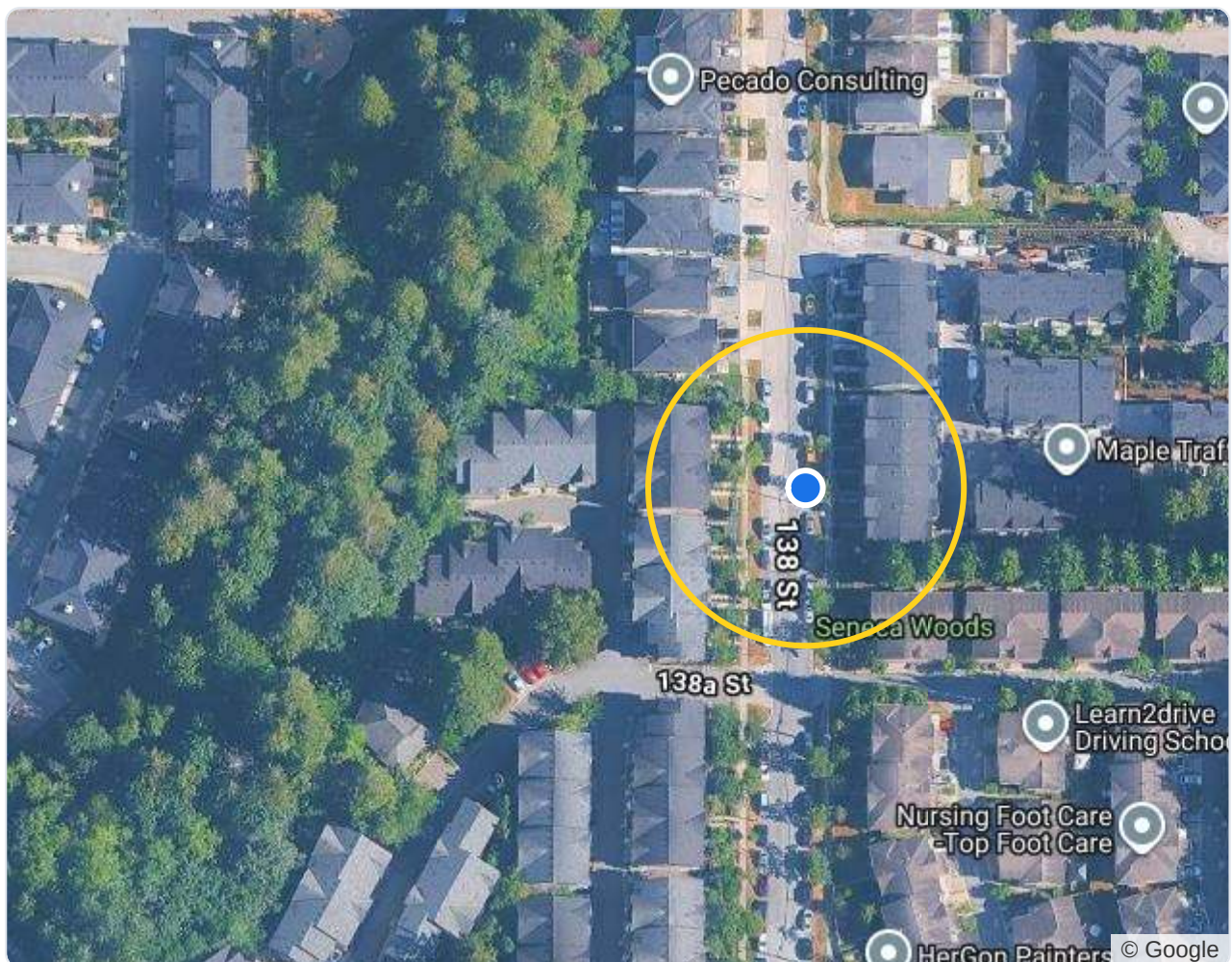
✓ In Suite Laundry

Maintenance Fees Include

✓ Gardening

✓ Management

Location



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RE/MAX Crest Realty • BC Condos & Homes Team

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