

BUILDING BROCHURE

HILLCREST - 6450 187TH BUILDING

6450 187th St. · Surrey, BC V3S 2X4 · Cloverdale BC





1 FOR SALE
FROM \$726,000

5 SOLD · 12 MO
\$683,000–\$1,050,000



Unit Mix

2 Bedroom

26 units
1,186 – 1,431 sf
from \$526,000

3 Bedroom

16 units
1,371 – 1,701 sf
from \$596,000

For Sale in Hillcrest - 6450 187th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$726,000	2 / 3	1189 sf	\$611	43 6450 187 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$730,000	3 / 3ba	1450 sf	\$503	2026-04-26
\$695,100	2 / 3ba	1222 sf	\$569	2026-04-01
\$1,050,000	3 / 3ba	1606 sf	\$654	2026-01-25
\$710,000	2 / 2ba	1189 sf	\$597	2025-10-26

Value & Financing

Price Positioning

\$611 /sq ft

Active listings here average **\$611/sf** vs **\$569/sf** across Cloverdale BC.

7% above area average

Mortgage Snapshot

\$3,477 /mo

Entry price (from) **\$726,000**

20% down payment **\$145,200**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
2012

LEVELS
3

SUITES
96

CONSTRUCTION
Frame - Wood

EXTERIOR
Vinyl

TITLE TO LAND
Freehold Strata

STRATA PLAN
BCS4376

DEVELOPER
Mosaic Homes

Overview

Hillcrest - 6450 187th Street, Surrey, BC V3S 7W2, 3 levels, 70 rowhomes + 26 duplex, estimated completion 2013, Crossing roads: 188th Street & 64th Avenue. HILLCREST by Mosaic Homes is a stylish collection of 96 Shingle-style rowhomes and duplexes with master bedrooms on the main floor in the South Clayton neighbourhood of Surrey.

These two and three bedroom rowhoms and duplex showcase a distinct Victorian style architecture and evokes a storybook feeling with heritage colours, dramatic rooflines, three entry styles, and window boxes. Beautifully landscaped lawns and large fenced yards provide a reprieve from the pace of the city. Contemporary interiors feature over height ceilings, porcelain tiling, engineered laminate floors, art niches with integrated lighting, angled bay windows, Samsung stainless steel appliances, stone countertops, ceramic tile backsplash, and luxurious bathrooms. Large private decks invite outdoor entertaining, and attached garages welcome residents of every home.

Hillcrest homes are ideally situated in this truly revitalized community that is steps away from Hillcrest Park, Hillcrest Elementary School, Hillcrest Village, and Clayton Crossing. Also nearby is Clayton Heights Secondary, King George Skytrain Station, Steve Nash Fitness World, Langley Meadows Park, Willowbrook Shopping Center, and Kwantlen Polytechnic University.

Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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Book a Viewing
scan or call