

BUILDING BROCHURE

WATERSTONE - 6450 194TH BUILDING

6450 194th St. · Surrey, BC V4N 6J8 · Clayton



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3 FOR SALE
FROM \$399,000

26 SOLD · 12 MO
\$395,000–\$879,900



Unit Mix

1 Bedroom

36 units
592 – 841 sf
from \$395,000

2 Bedroom

45 units
792 – 1,653 sf
from \$550,000

3 Bedroom

2 units
996 – 1,202 sf
from \$668,000

For Sale in Waterstone - 6450 194th Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$629,900	2 / 2	903 sf	\$698	501 6440 194 STREET
\$589,000	2 / 2	923 sf	\$638	215 6440 194 STREET
\$399,000	1 / 1	602 sf	\$663	110 6430 194 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$610,000	2 / 2ba	1114 sf	\$548	2026-08-13
\$446,500	1 / 1ba	678 sf	\$659	2026-07-10
\$668,000	3 / 2ba	1202 sf	\$556	2026-06-20
\$415,000	1 / 1ba	601 sf	\$691	2026-06-18

Value & Financing

Price Positioning

\$666 /sq ft

Mortgage Snapshot

\$1,911 /mo

Active listings here average **\$666/sf** vs **\$597/sf** across Clayton.

12% above area average

Entry price (from) **\$399,000**
20% down payment **\$79,800**
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2012	LEVELS 4	CONSTRUCTION Frame - Wood	EXTERIOR Stone
TITLE TO LAND Freehold Strata	STRATA PLAN BCS3648	MANAGEMENT Randall North Real Estate Services Inc	

Overview

Waterstone - 6450 194th Street, Surrey, BC V4N 5S1, Strata Plan No. BCS3648, 5 levels, 171 units in Strata, 487 units in development, built 2010 - located at the corner of 194 Street and 64th Avenue in Surrey's East Clayton neighborhood. Waterstone consists of 3 phases at 6420, 6430, and 6440 194th Street with different styles, suites and outlook. Developed by HJ Property Investment, Waterstone is a stylish combination of exceptional convenience and remarkable country club resort living. Spectacular by design, Waterstone East Clayton condos include Extra height 9' ceilings, cozy fireplaces, oversize windows to maximize natural light, Elegant Laminate Hardwood floors in entry and living areas, the gourmet kitchens, granite countertops and islands, glazed porcelain tile backsplashes, sleek modern kitchen laminate cabinets with chrome pulls, double bowl stainless steel sink, a full complement of stainless steel appliances, custom vanity with integrated drawers, decadently deep soaker tubs, and gleaming porcelain tile shower surrounds.

The well over 15,000 square foot Club at Waterstone Surrey gives you all the resort style amenities you'd expect to find at any upscale spa retreat. Surrounded by gardens, carefully manicured lawns, and soothing water features, the Club at Waterstone's West Coast architecture features an inviting combination of natural timbers, stone, and glass, it's shape reminiscent of a bird soaring in joyous flight. Inside, a world of amenities comes complete with a full Chef's Demonstration Kitchen with Wine Bar, a cozy fireside lounge, High Tech Business Centre Powered by Shaw, 17 Seat movie theatre with 100' projection screen enhanced by the 7.1 Dolby Digital Surround Sound, full Fitness facilities, a Yoga studio, 60 meters indoor lap Pool, whirl pool, steam room and sauna, plus the Entertainment room with large screen TV, wet bar, billiards and card tables.

Walking distance to great amenities like Willowbrook Mall and a host of eclectic shops and boutiques, more than 20 golf courses, schools at all levels and a plethora of parks and trails are just minutes away from the Waterstone condos in East Clayton. Close to public transportation, and easy access to Highway 10, and Fraser Highway making most any commute or travel plans easy. The East Clayton neighborhood has many retails, entertainment, shopping and dining opportunities

for almost anybody, this is the best place to live. Waterstone is managed by Ascent Management 604-431-1800. Pets Allowed, Rentals Allowed.

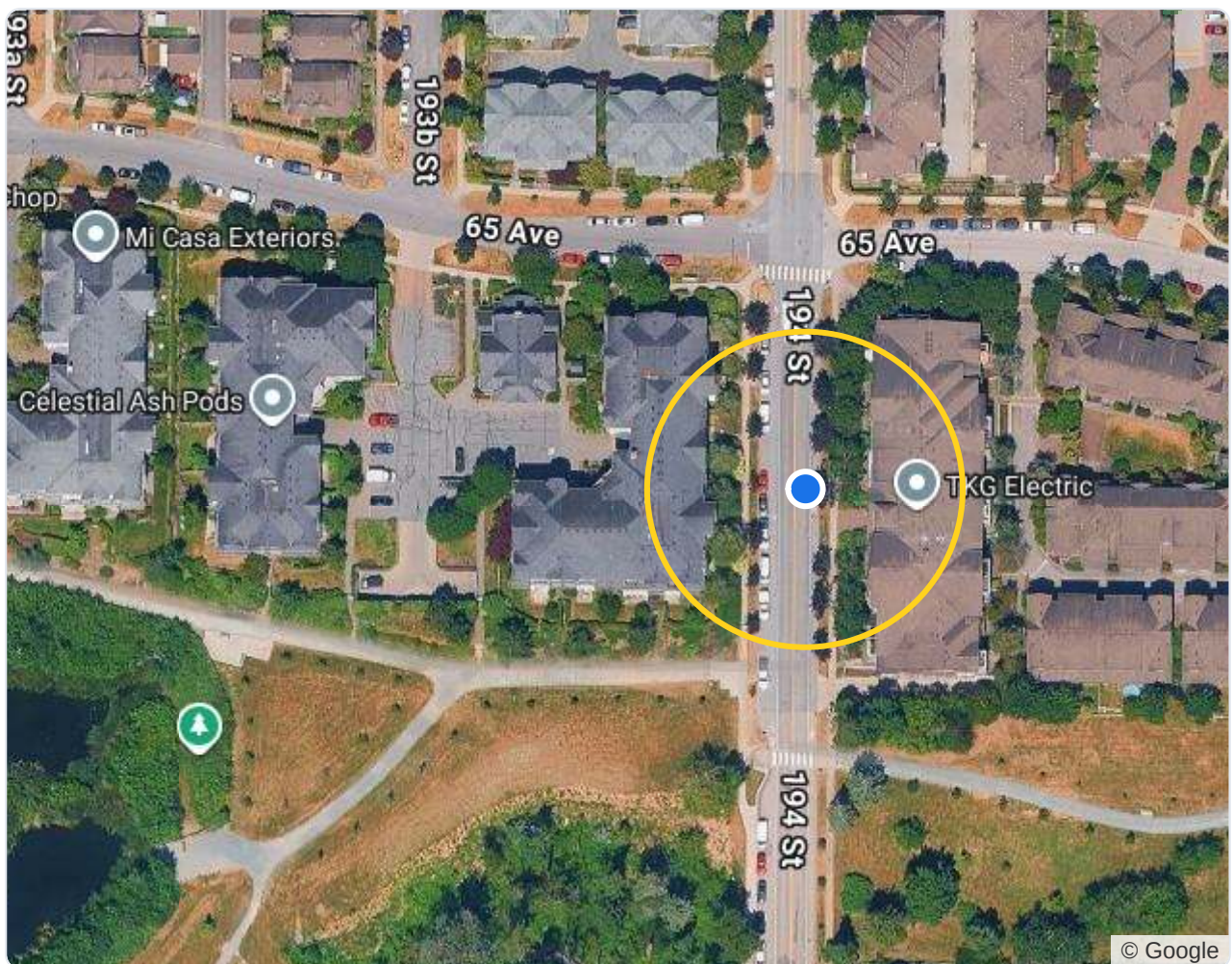
Amenities & Features

- ✓ Elevator
- ✓ Guest Suite
- ✓ Sauna/steam Room
- ✓ Exercise Centre
- ✓ Pool; Indoor
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Snow Removal

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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