

BUILDING BROCHURE

WATERSTONE - 6460 194TH BUILDING

6460 194th St. · Surrey, BC V4N 6J8 · Clayton



Scan to view online





3 FOR SALE
FROM \$399,000

27 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 – 6460 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 **\$580/sf** across Clayton.

15% 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
Vinyl

TITLE TO LAND
Freehold Strata

STRATA PLAN
BCS3648

MANAGEMENT
**Rancho Management
Services (b.c.) Ltd.**

Overview

Welcome to Waterstone. Waterstone is a strata residence located at 6460 194Th Street in Surrey, in the Clayton neighbourhood. Completed in 2012. It is registered under Strata Plan BCS3648 and held as Freehold Strata.

Residents enjoy an array of amenities including elevator, exercise centre, guest suite, pool; indoor, sauna/steam room and swirlpool/hot tub, garage underground parking and baseboard / electric heating.

Set in Clayton, Surrey, Waterstone offers a central location, recreation and shopping nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

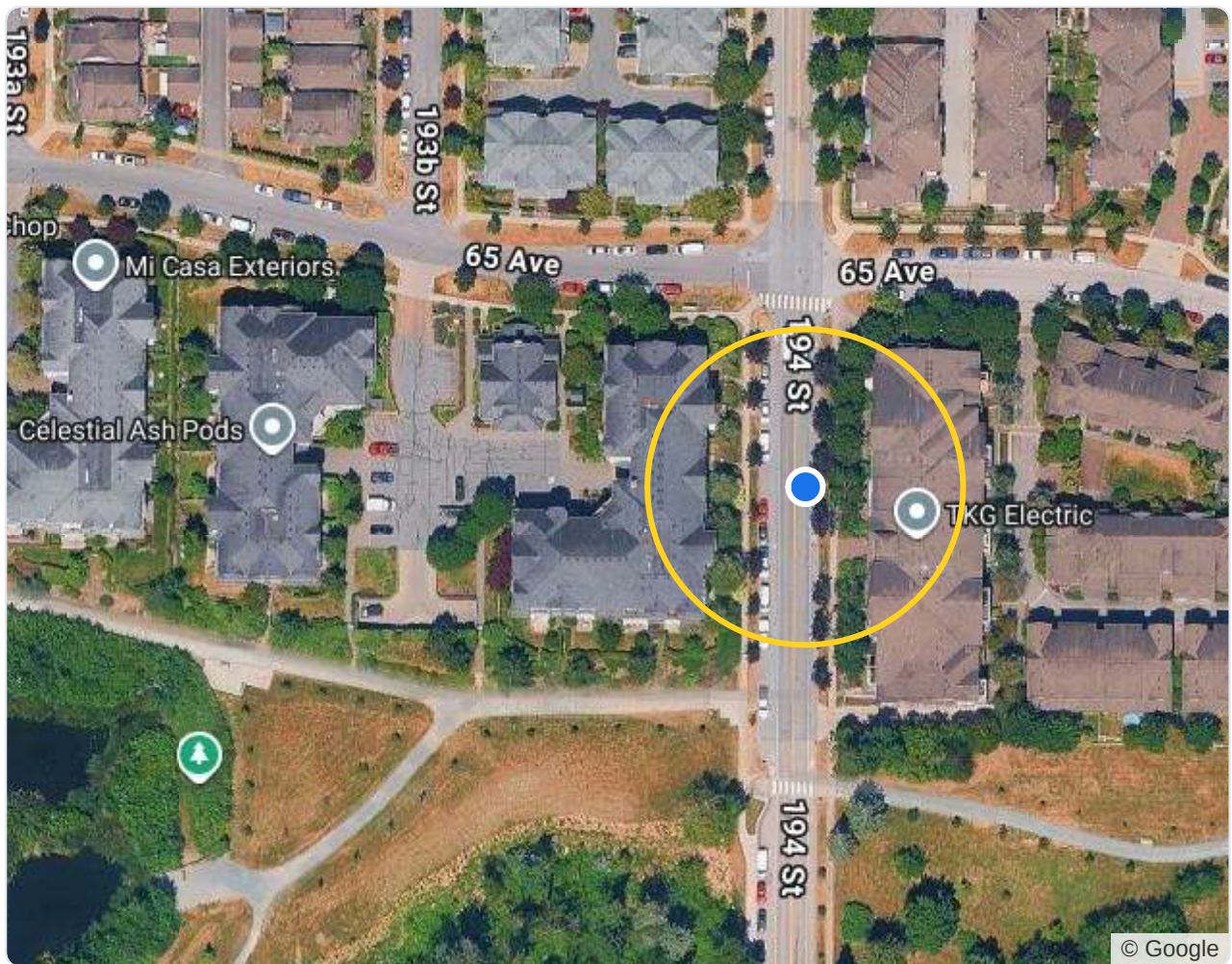
Amenities & Features

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

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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