

BUILDING BROCHURE

SUNSET GROVE - 6500 194TH BUILDING

6500 194th St. · Surrey, BC V4N 5X4 · Clayton



Scan to view online



Sunset Grove's unique 4 storey apartment building features Craftsman-style architecture.



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
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For Sale in Sunset Grove – 6500 194th 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 **\$598/sf** across Clayton.

In line with the area

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 2010	LEVELS 4	SUITES 124	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3396	DEVELOPER Solterra Group Of Companies
MANAGEMENT 604 Real Estate			

Overview

Sunset Grove - 6500 194th Street, Surrey, BC, V4N 3G6, Strata Plan BCS3396, 4 levels, 124 units, built 2010 - located at 65th Avenue and 194th Street in the popular East Clayton Surrey neighborhood. Sunset Grove developments consist of three complexes which are located at 6500 194th Street, 19479 & 19478 65th Avenue. Surrey Sunset Grove is developed by the Solterra Group of Companies that won the prestigious 2008 Gold Georgia award, offering three housing types including apartment residences, traditional townhomes and carriage style townhouses. The special perks include the design features at Surrey Sunset Grove: cutting-edge, sophisticated interiors by award winning BYU Design, the serenity of natural surroundings and the convenience of a vibrant urban scene nearby. Luxury finishes are standard in every home including oversize windows, 40 ounce broadloom cut pile carpet, natural gas fireplace with wood mantel & accent lighting, decorative wood baseboards and door moldings, 1.5" granite kitchen countertops, imported tile backsplash, name brand stainless steel appliances, adjustable brushed nickel halogen track lighting, radiant heated floor in ensuite, 5 foot fiberglass soaker tub, glass mosaic tile accents in ensuite and gorgeous sized deck. Craftsman-style architecture and subtle earth tones reflect the natural world while amenities include a meeting room, lounge, community gardens and a central courtyard. Centrally located in East Clayton community, Sunset Grove houses are close to green spaces, natural parks, landscaping, trails and shopping center, making this a green development in the heart of the city.

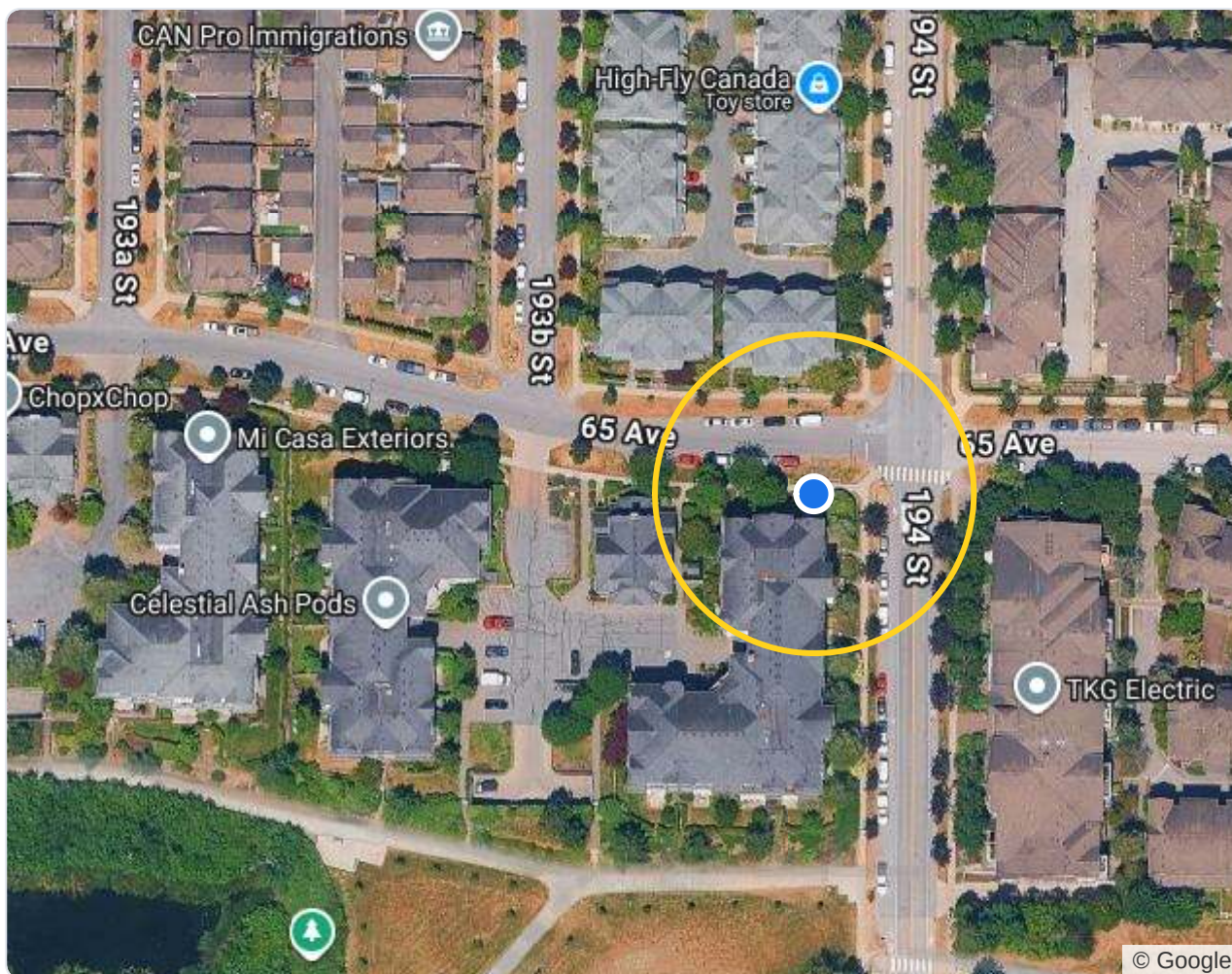
Amenities & Features

- ✓ Bike Room
- ✓ Garden
- ✓ Storage
- ✓ Elevator
- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management
- ✓ Gardening
- ✓ Hot Water

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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