

BUILDING BROCHURE

MONTERRA - 6505 3RD BUILDING

6505 3rd Ave. · Tsawwassen, BC V4L 2N1 · Boundary Beach



Scan to view online



2 FOR SALE
FROM \$1,499,000

5 SOLD · 12 MO
\$1,455,000–\$2,099,900



Unit Mix

2 Bedroom

18 units
1,720 – 2,887 sf
from \$1,150,000

3 Bedroom

5 units
2,195 – 2,834 sf
from \$1,100,000

For Sale in Monterra - 6505 3rd Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$2,198,000	3 / 3	2834 sf	\$776	303 6505 3 AVENUE
\$1,499,000	2 / 3	1935 sf	\$775	206 6505 3 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,455,000	2 / 3ba	1957 sf	\$743	2026-06-05
\$2,099,900	2 / 2ba	2004 sf	\$1,048	2026-04-20
\$1,505,000	2 / 2ba	1736 sf	\$867	2026-01-27
\$1,810,000	3 / 3ba	2816 sf	\$643	2025-09-22

Value & Financing

Price Positioning

\$775 /sq ft

Active listings here average **\$775/sf** vs **\$705/sf** across Boundary Beach.

10% above area average

Mortgage Snapshot

\$7,179 /mo

Entry price (from) **\$1,499,000**

20% down payment **\$299,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1993	LEVELS 2	SUITES 90	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN LMS469	MANAGEMENT Hugh & Mckinnon Realty Ltd.

Overview

Monterra - 6505 3 Avenue, Delta, BC V4L 2N1, LMS469 - located in Boundary Beach are of Tsawwassen; you will find the main entrance near the crossroads of 3 Avenue and 65B Street. Take a stroll to Centennial Beach, nature trails, and Beach Grove Golf Club. Boundary Bay Regional Park is minutes away, and so the USA boarder. The bus stops right at your door. Family Daycare and Bayside Club are in the neighbourhood. The town center within a short drive from the

complex. The Monterra was built in 1993. It is a remarkable gated community of 90 rancher-style townhouses encompassed by small lakes and gorgeous gardens. This is one of the very few developments in the entire lower mainland with the lowest density, only 4 units per acre. Exceptional privacy and style throughout the entire community. This complex offers great amenities. Entertain old friends and meet new ones at the private Clubhouse. Swim year around in the pool, enjoy the sauna, spa, exercise room, games room, lounge and billiards. Most homes offer spacious rooms, 9' ceilings, crown moulding, private patio, double garage and beautiful views. Two pets are allowed. Renatis are not permitted.

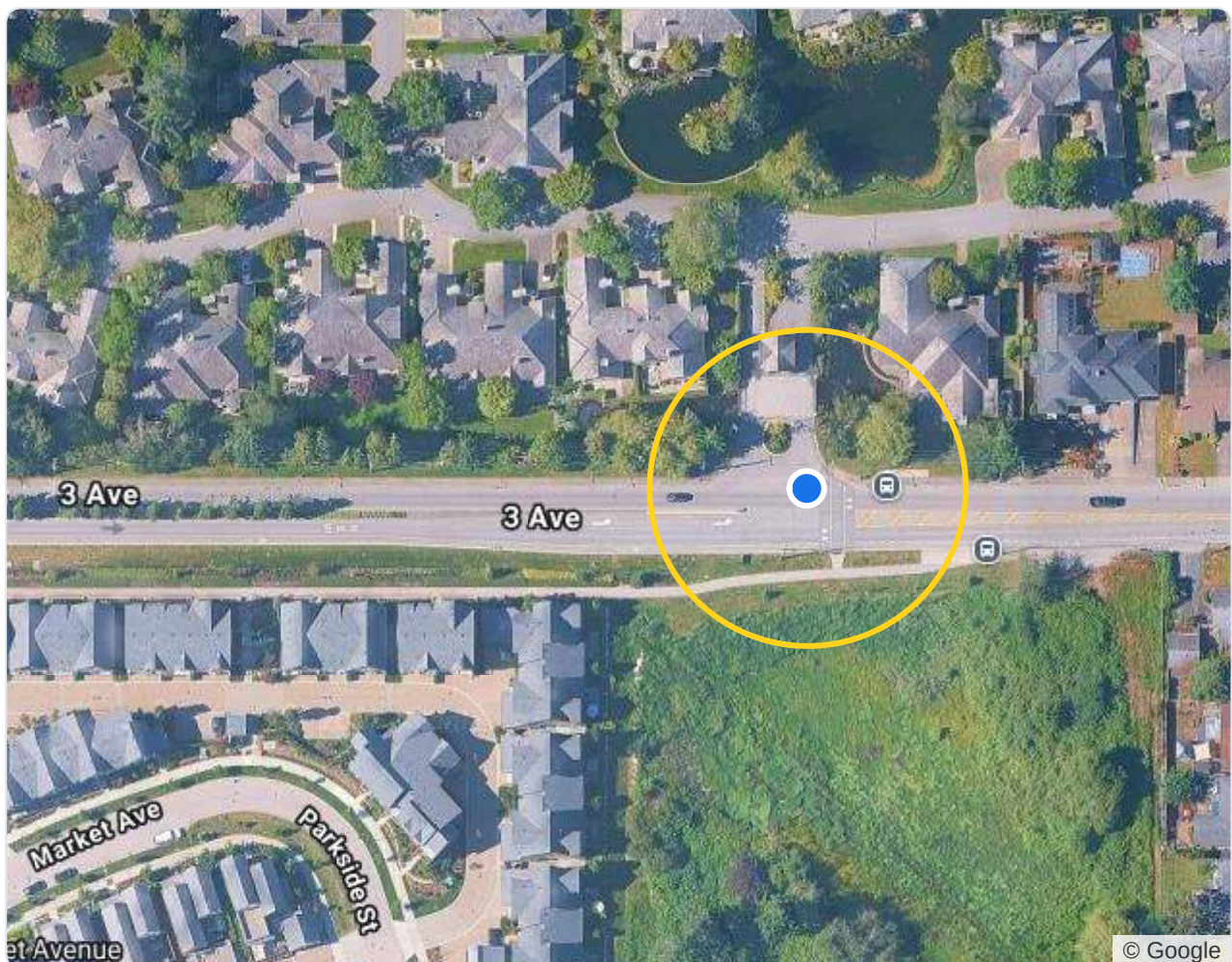
Amenities & Features

✓ None

Maintenance Fees Include

- | | |
|--------------|-----------------------|
| ✓ Caretaker | ✓ Gardening |
| ✓ Management | ✓ Recreation Facility |

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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