

BUILDING BROCHURE

SUNRIDGE ESTATES – 6622 BAKER BUILDING

6622 Baker Rd. · Delta, BC V4E 2T9 · Sunshine Hills Woods



Scan to view online





4 FOR SALE
FROM \$599,900

4 SOLD · 12 MO
\$639,000–\$727,000



Unit Mix

3 Bedroom

38 units

1,274 – 1,367 sf

from \$525,000

For Sale in Sunridge Estates - 6622 Baker Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$649,000	3 / 2	1367 sf	\$475	5 6712 BAKER ROAD
\$645,000	3 / 2	1287 sf	\$501	82 6622 BAKER ROAD
\$635,000	3 / 2	1311 sf	\$484	30 6712 BAKER ROAD
\$599,900	3 / 2	1313 sf	\$457	35 6712 BAKER ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$639,000	3 / 2ba	1325 sf	\$482	2026-06-30
\$675,000	3 / 2ba	1305 sf	\$517	2026-04-15
\$727,000	3 / 2ba	1287 sf	\$565	2025-11-09
\$682,500	3 / 2ba	1334 sf	\$512	2025-09-16

Value & Financing

Price Positioning

Mortgage Snapshot

\$479 /sq ft

Active listings here average **\$479/sf** vs **\$540/sf** across Sunshine Hills Woods.

11% below area average

\$2,873 /mo

Entry price (from) **\$599,900**

20% down payment **\$119,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1980	LEVELS 2	SUITES 115	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata		STRATA PLAN NWS1316

Overview

Sunridge Estates - 6622 Baker Road Delta, BC V4E 2V1, NWS1316 - Located in a popular area of North Delta on Baker Road and Nicholson Road. This is a quiet neighbourhood that is just minutes away from public transit, Safeway, London Drugs, Strawberry Hill Shopping Centre, Medical services, Cougar Canyon Elementary, Seaquam Secondary, restaurants, recreation, walking trails and much more! Direct access to highways allows an easy commute to surrounding destinations including Surrey, Richmond and downtown Vancouver. Sunridge Estates offers 115 unique townhomes built in 1979 that are professionally managed by Strataco 604-294-4141. Most homes features two levels, insuite laundry, extra storage space, a wood burning fireplace, large sundecks, private fenced backyards with patio space and two parking stalls where one is covered. This is a well maintained complex that has recent updates including newer roofs and exterior walls in 2006. Other features include playground amenities for the kids, ample visitor parking, a recreation centre, manicured gardens and landscaped greenspace. Sunridge Estates is a family oriented community that welcomes all ages, pets with restrictions and rentals are allowed with restrictions. This is a multiple address complex that includes 6612 and 6622 Baker Road. Sunridge Estates is in a private location with comfortable townhome living for the whole family!

Amenities & Features

✓ Recreation Center

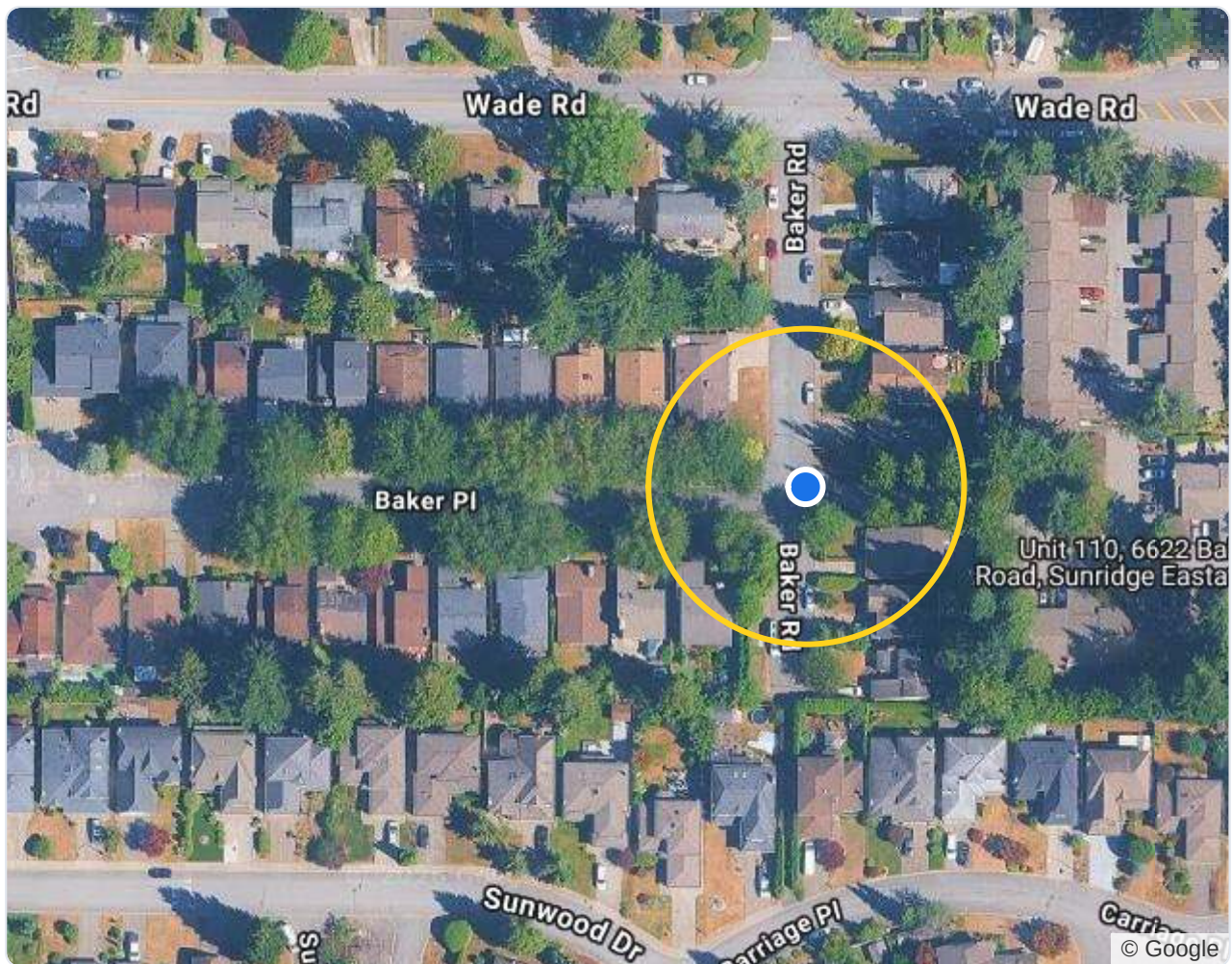
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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