

BUILDING BROCHURE

BELLA VITA - 6895 188TH BUILDING

6895 188th St. · Surrey, BC V4N 6M3 · Clayton



2 FOR SALE
FROM \$688,000

1 SOLD · 12 MO
\$680,000-\$680,000



Unit Mix

2 Bedroom
10 units
1,178 – 1,541 sf
from \$625,000

3 Bedroom
7 units
1,420 – 1,823 sf
from \$690,000

4 Bedroom
3 units
1,844 – 1,854 sf
from \$785,000

For Sale in Bella Vita - 6895 188th Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$875,000	3 / 4	1820 sf	\$481	47 6895 188 STREET
\$688,000	2 / 2	1239 sf	\$555	40 6895 188 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$680,000	2 / 2ba	1541 sf	\$441	2026-06-01
\$755,000	2 / 2ba	1178 sf	\$641	2024-09-04
\$779,000	2 / 2ba	1220 sf	\$639	2024-04-28
\$742,900	2 / 2ba	1286 sf	\$578	2023-10-07

Value & Financing

Price Positioning

\$518 /sq ft

Active listings here average **\$518/sf** vs **\$1185/sf** across Clayton.

56% below area average

Mortgage Snapshot

\$3,295 /mo

Entry price (from)	\$688,000
20% down payment	\$137,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2012	LEVELS 3	SUITES 53	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS4305	MANAGEMENT Self Managed

Amenities & Features

✓ None

Maintenance Fees Include

✓ Gardening

✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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