

BUILDING BROCHURE

POET'S TRAIL

6195 168th St. · Surrey, BC V3S 3X9 · Cloverdale BC



Scan to view online



2 FOR SALE
FROM \$1,175,000

1 SOLD · 12 MO
\$1,115,000–\$1,115,000


12-MO SOLD TREND
20.5

Unit Mix

4 Bedroom

2 units
3,318 – 3,512 sf
from \$990,000

5 Bedroom

2 units
3,124 – 3,294 sf
from \$875,000

6 Bedroom

12 units
3,125 – 3,351 sf
from \$867,200

For Sale in Poet's Trail & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,249,800	6 / 4	3344 sf	\$374	35 6195 168 STREET
\$1,175,000	6 / 4	3344 sf	\$351	35 6195 168 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,115,000	6 / 4ba	3248 sf	\$343	2025-10-03
\$1,095,000	6 / 4ba	3125 sf	\$350	2024-12-14
\$1,085,000	6 / 4ba	3255 sf	\$333	2023-12-10
\$1,175,000	5 / 4ba	3124 sf	\$376	2023-07-25

Value & Financing

Price Positioning

\$363 /sq ft

Active listings here average **\$363/sf** vs **\$570/sf** across Cloverdale BC.

36% below area average

Mortgage Snapshot

\$5,627 /mo

Entry price (from)	\$1,175,000
20% down payment	\$235,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2006	SUITES 39	CONSTRUCTION Frame - Wood	EXTERIOR Vinyl
TITLE TO LAND Freehold Strata		STRATA PLAN BCS1245	

Overview

Poet's Trail - 6195 168 St, Surrey, BC V3S 3X9, BCS1245. Located on 168th Street and 61 Avenue in a convenient neighbourhood of Cloverdale. Poet's Trail built in Year, offers # homes that are well maintained and professionally managed by Stratco Mgmt: 604-294-4141. This is a prime location just minutes away from Cloverdale Station Neighbourhood Pub Clover Lanes, Clova Lanes, Scotiabank, Golphis Steak and Lobster, Clover Care Medical Clinic, and Shoppers Drug Mart. Transit and major routes are close by and within walking distance. Features of Poet's Trail include a garden, side by side garages and in-suite laundry.ï»¿

Amenities & Features

✓ Garden

✓ In Suite Laundry

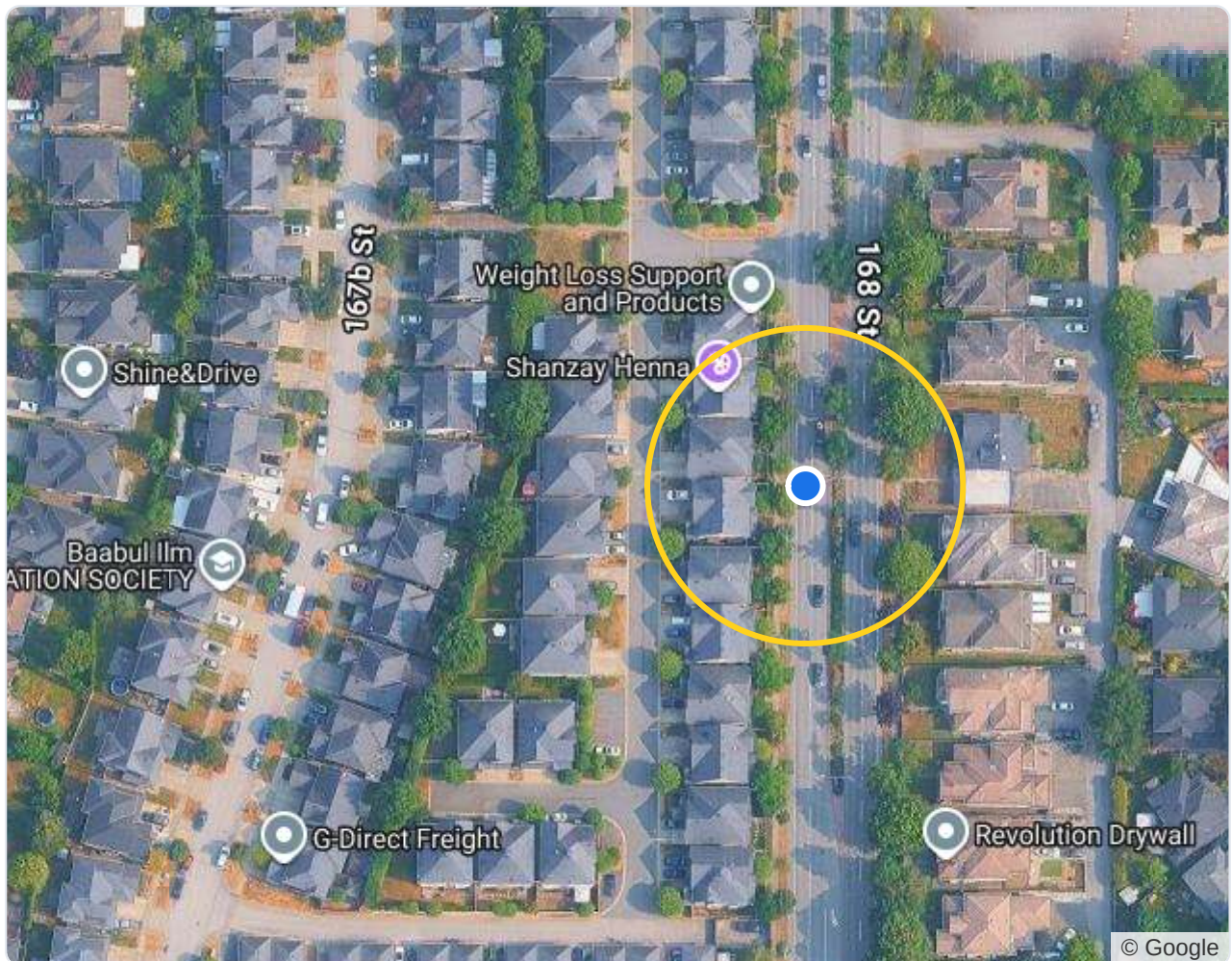
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



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RE/MAX Crest Realty • BC Condos & Homes Team

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