

BUILDING BROCHURE

COURTYARDS AT OCEAN PARK - 12745 16TH BUILDING

12745 16th Ave. · White Rock, BC V4A 1N2 · 100 Mile House - Rural



Scan to view online



2 FOR SALE
FROM \$629,000

5 SOLD · 12 MO
\$655,000-\$825,000

12-MO SOLD TREND
16.7

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

2 Bedroom

12 units
1,530 – 1,766 sf
from \$629,000

3 Bedroom

1 unit
1,715 – 1,715 sf
from \$825,000

For Sale in Courtyards At Ocean Park - 12745 16th Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,900	2 / 3	1736 sf	\$461	102 12741 16 AVENUE
\$629,000	2 / 2	1636 sf	\$384	104 12749 16 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$775,000	2 / 3ba	1744 sf	\$444	2026-06-08
\$655,000	2 / 2ba	1702 sf	\$385	2026-04-27
\$680,000	2 / 3ba	1706 sf	\$399	2026-03-26
\$740,000	2 / 3ba	1766 sf	\$419	2026-01-30

Value & Financing

Price Positioning

\$423 /sq ft

Active listings here average **\$423/sf** vs **\$744/sf** across 100 Mile House - Rural.

43% below area average

Mortgage Snapshot

\$3,012 /mo

Entry price (from) **\$629,000**

20% down payment **\$125,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1982	SUITES 32	CONSTRUCTION Frame - Wood	EXTERIOR Wood
TITLE TO LAND Freehold Strata		STRATA PLAN NWS1703	

Overview

Ocean Park Courtyards - 12745 16th Avenue, White Rock, BC V4A 1N3, Strata Plan No. NWS1703, 3 levels, 32 townhouses, built 1982 - located 128th Street and 16th Avenue in Semiahmoo Community of White Rock. Ocean Park Courtyards at 12741, 12743, 12745, 12747, 12749, 12751, 12755 and 12757 16th Avenue is a 32 unit complex. Each address has four townhouses. Located on the tip of White Rock, Ocean Park Courtyards is in a park like setting with tall cedars. This beautiful complex offers open plan living and dining rooms, crown moldings, heated floors, gas fireplaces, bright kitchen areas, skylights, large master bedrooms, huge walk in closets, deluxe ensuite with soaker tub and separate shower, private balconies and patios, and lots of storage. Enjoy amazing ocean views and sunsets from your private balcony and patio, take a short stroll to everything Ocean Park has to offer (Library, Safeway, liquor store, banks, Starbucks, transit, etc) or stroll to new "Kwomis" Park for whale watching, or take 1,001 steps right to the beach, it's all just minutes away. Nothing to do but move in and enjoy the lifestyle of the village! Ocean Park Courtyards is managed by Fraser Campbell 604-585-3276. No rentals allowed; 2 dogs or 2 cats allowed.

Amenities & Features

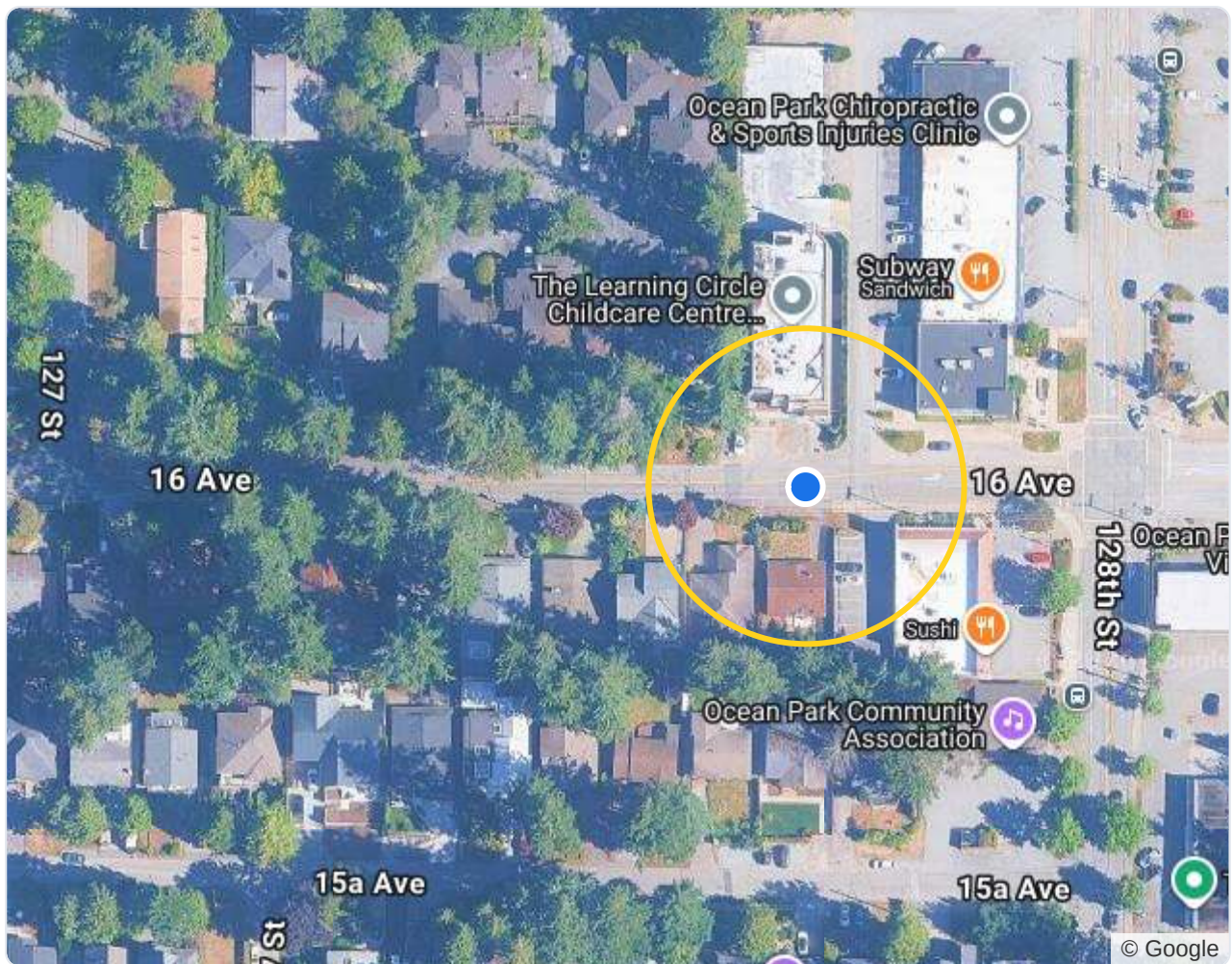
✓ Club House

Maintenance Fees Include

✓ Gardening
✓ Snow Removal

✓ Management

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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



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