

BUILDING BROCHURE

# OCEAN PARK GROVE - 12909 17TH BUILDING

12909 17th Ave. · Surrey, BC V4A 8T7 · Crescent Bch Ocean Pk.



Scan to view online



**1** FOR SALE  
FROM \$849,000

**5** SOLD · 12 MO  
\$810,000-\$1,087,000



## Unit Mix

### 2 Bedroom

14 units  
1,300 – 1,804 sf  
**from \$810,000**

### 3 Bedroom

7 units  
1,789 – 2,197 sf  
**from \$980,000**

# For Sale in Ocean Park Grove - 12909 17th Building & Complex

1 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS    |
|-----------|--------------|---------|-------|-------------------|
| \$849,000 | 2 / 2        | 1316 sf | \$645 | 4 12975 17 AVENUE |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF | DATE       |
|-------------|---------|---------|-------|------------|
| \$810,000   | 2 / 2ba | 1300 sf | \$623 | 2026-06-14 |
| \$1,000,000 | 2 / 2ba | 1492 sf | \$670 | 2026-03-17 |
| \$927,000   | 2 / 2ba | 1773 sf | \$523 | 2026-03-13 |
| \$1,087,000 | 3 / 3ba | 2015 sf | \$539 | 2025-11-18 |

## Value & Financing

### Price Positioning

**\$645** /sq ft

Active listings here average **\$645/sf** vs **\$740/sf** across Crescent Bch Ocean Pk..

13% below area average

### Mortgage Snapshot

**\$4,066** /mo

Entry price (from) **\$849,000**

20% down payment **\$169,800**

Rate / amortization **5.24% · 25 yr**

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

|                                         |                               |                                                               |                           |
|-----------------------------------------|-------------------------------|---------------------------------------------------------------|---------------------------|
| YEAR BUILT<br><b>1986</b>               | LEVELS<br><b>1</b>            | CONSTRUCTION<br><b>Frame - Wood</b>                           | EXTERIOR<br><b>Stucco</b> |
| TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS2502</b> | MANAGEMENT<br><b>Leonis Management &amp; Consultants Ltd.</b> |                           |

## Overview

Ocean Park Grove - 12909 17 Ave, Surrey, BC V4A 8T7, Canada, Strata Plan No. NWS2502, 1 level, 58 townhouses, built 1986 - located at the corner of 128th Street and 17th Avenue in Ocean Park community of White Rock. Ocean Park Grove is a popular retirement complex in the heart of Ocean Park. Ocean Park Grove townhouses complex has nineteen addresses with 58 units. 12901, 12903, 12905, 12909, 12911, 12917, 12919, 12923, 12925, 12927, 12937, 12941, 12945, 12951, 12957, 12963, 12969, 12975, and 12981 17th Avenue, White Rock. This rancher style townhouses complex is a cul-de-sac community that offers privacy and quiet. Each home offers

large entry way, natural gas fireplaces, open kitchen, great floor plan, lots of windows, large master bedrooms (with full ensuite), built-in vacuum, insuite laundry, new roofs, generous garden yards, and double car garage. Centrally located in Ocean Park neighborhood, Ocean Park Grove is a short stroll to everything Ocean Park has to offer (Ocean Park 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 Grove is managed by Leonis Management 604-575-5474. Age Restrictions 19+, Pets not allowed, Rentals not allowed.

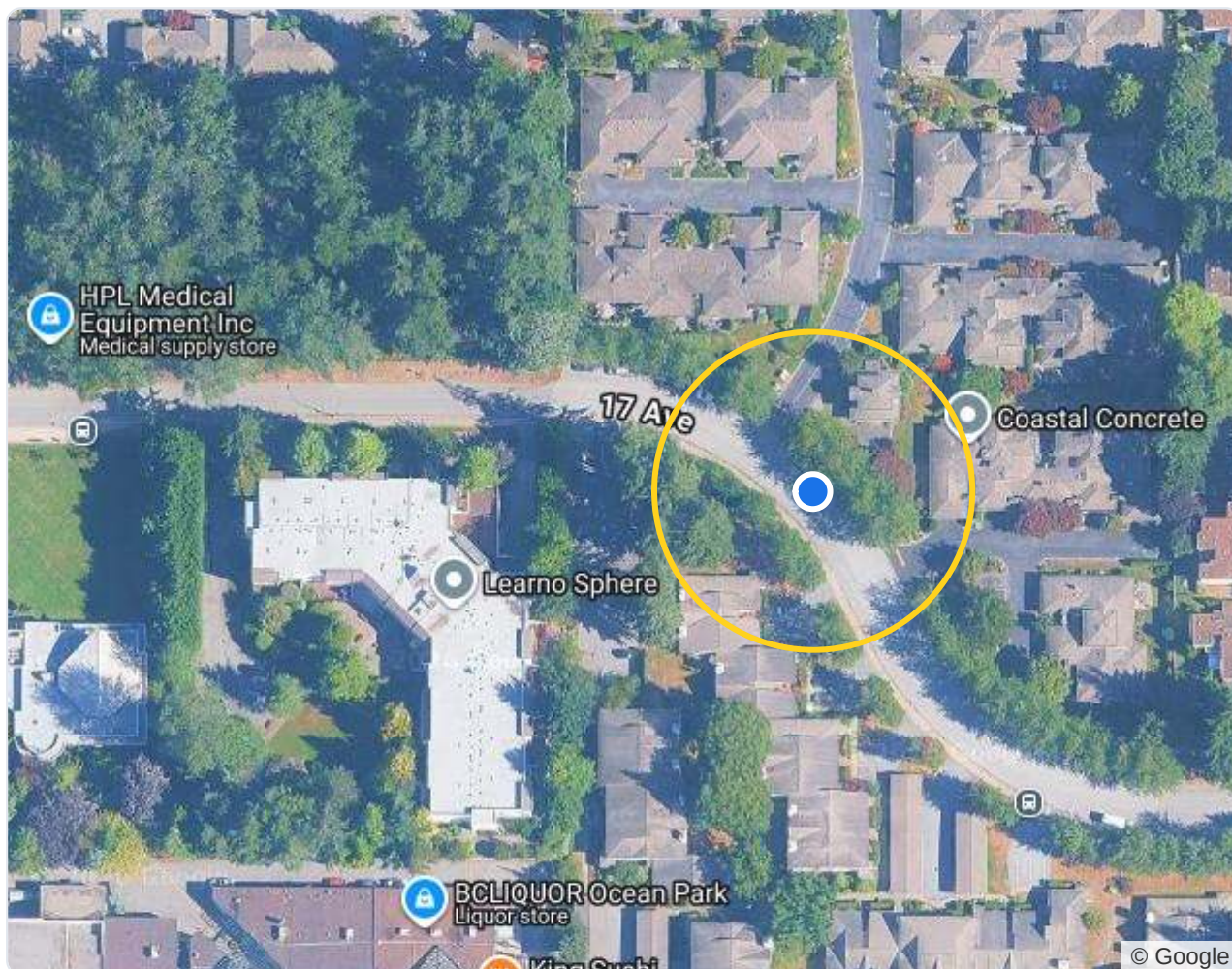
## Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Garden
- ✓ Wheelchair Access

## Maintenance Fees Include

- ✓ Cable/satellite
- ✓ Gardening
- ✓ Snow Removal
- ✓ Garbage Pickup
- ✓ Management

## Location





## Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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