

BUILDING BROCHURE

BAYVIEW TERRACE

13585 16th Ave. · Surrey, BC V4A 1P6 · Crescent Bch Ocean Pk.



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1 FOR SALE
FROM \$1,175,000

12-MO SOLD TREND
20

Unit Mix

3 Bedroom

5 units

1,922 – 2,031 sf

from \$1,100,000

For Sale in Bayview Terrace & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,175,000	3 / 3	2031 sf	\$579	209 13585 16 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,350,000	3 / 3ba	1997 sf	\$676	2025-02-09
\$1,300,000	3 / 3ba	1972 sf	\$659	2023-08-01
\$1,100,000	3 / 3ba	1990 sf	\$553	2021-12-18
\$1,125,000	3 / 3ba	1922 sf	\$585	2021-08-02

Value & Financing

Price Positioning

\$579 /sq ft

Active listings here average \$579/sf vs \$735/sf across Crescent Bch Ocean Pk..

21% 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 2013	LEVELS 3	SUITES 10	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN EPS1768	MANAGEMENT Hugh & Mckinnon Realty Ltd.

Overview

Bayview Terrace - 13585 16th Avenue, Surrey, BC V4A 1P6, Canada, Strata Plan EPS1768, 10 units in the development, 3 levels, built in 2013. Maintenance fees include gardening and management. The nearest crossroads are 16th Avenue and Bergstron Road located in Surrey. Nearby Schools are Southridge School, Sunnyside Elementary School, Earl Marriott Secondary School, Semiahmoo Secondary School, Elgin Park Secondary, Blaine School District, Cambridge Elementary School and Chantell Creel Elementary School.

Bayview terrace equipped with modern appliances, eco-friendly environment, features with private elevators, gated property, secured two car garage and fireplaces. Enjoy your healthy lifestyle on the tennis court with peaceful community. With 2500 square feet space, include vaulted ceilings, expansive three bedroom townhomes and three modern full bathrooms. Quality construction by Fraser River Consulting and designed by the award-winning Creekside Architects.

Amenities & Features

✓ None

Maintenance Fees Include

✓ Gardening

✓ Management

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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