

BUILDING BROCHURE

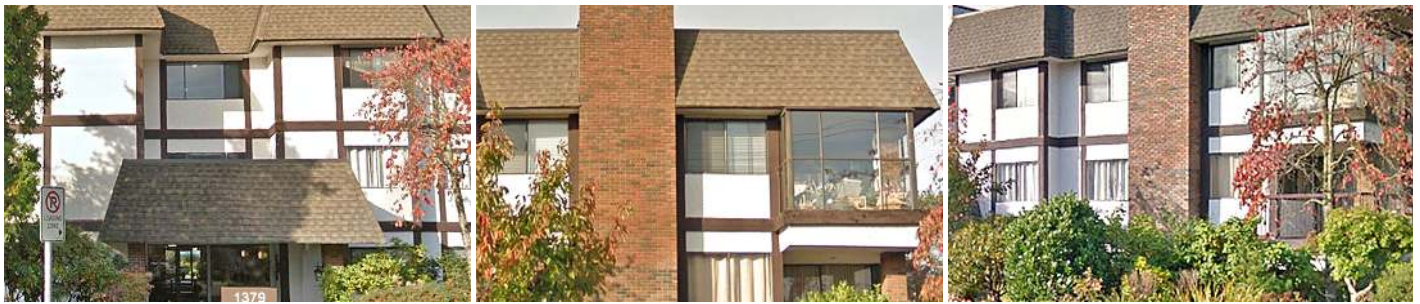
THE ROSEWOOD - 1379 MERKLIN BUILDING

1379 Merklin St. · White Rock, BC V4B 4C2 · White Rock



Scan to view online





1 FOR SALE
FROM \$474,000

1 SOLD · 12 MO
\$465,000–\$465,000



Unit Mix

2 Bedroom

10 units
1,013 – 1,161 sf
from \$390,000

For Sale in The Rosewood - 1379 Merklin Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$474,000	2 / 2	1134 sf	\$418	203 1379 MERKLIN STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$465,000	2 / 2ba	1013 sf	\$459	2026-06-20
\$545,000	2 / 2ba	1108 sf	\$492	2024-09-16
\$420,000	2 / 2ba	1013 sf	\$415	2023-03-19
\$469,000	2 / 2ba	1100 sf	\$426	2022-02-16

Value & Financing

Price Positioning

\$418 /sq ft

Active listings here average **\$418/sf** vs **\$687/sf** across White Rock.

39% below area average

Mortgage Snapshot

\$2,270 /mo

Entry price (from)	\$474,000
20% down payment	\$94,800
Rate / amortization	5.24% · 25 yr

LEVELS 3	SUITES 18	CONSTRUCTION Frame	EXTERIOR Wood
TITLE TO LAND Freehold Strata		STRATA PLAN NWS393	

Overview

Rosewood - 1379 Merklin Street, White Rock, BC V4B 4C2, Canada. Strata Plan NWS393 - 3-level, 18 units in strata and 18 units in the development. Completed 1976. Crossroadss are Thrift Avenue and Winter Street located in Uptown White Rock. Rosewood has been recently updated the new roof and common areas. This well constructed and well run building features floor to ceiling fireplaces, spacious layout, hot water heat, large kitchens with plenty of cupboard and counterspace, kitchen windows for lovely summer breezes, spacious glassed in balconies, spectacular ocean views, In-suite laundry room, extra wide hallways for easy wheelchair access, huge storage lockers, and beautifully landscaped grounds. Rosewood at 1379 Merklin Street is a well built and well maintained by Century 21 Management 604-31-2200. Maintenance fees include heat and hot water. Rentals Not Allowed, Pets Not Allowed Age: 45+

Conveniently located in central White Rock, the condos residences at the Rosewood are steps to White Rock Beach, Semiahmoo Mall, US Border & two blocks to Johnston St with its quaint shops, cafes, and restaurants. The Semiahmoo community amenities at the Rosewood include everything in the heart of the city that includes coffee shops, casual and fine dining restaurants, library, City Hall, Semiahmoo Mall, Safeway, Save-On Foods, fifteen major golf courses, lawn bowling, curling, Great West Fitness Centre, beauty salons and barber shops. And when you need to head to Vancouver or to the airport, it's just a hop and a skip and you're on the freeway heading to town or to a plane. So you can be sure this complex fits your definition of a perfect place to call home.

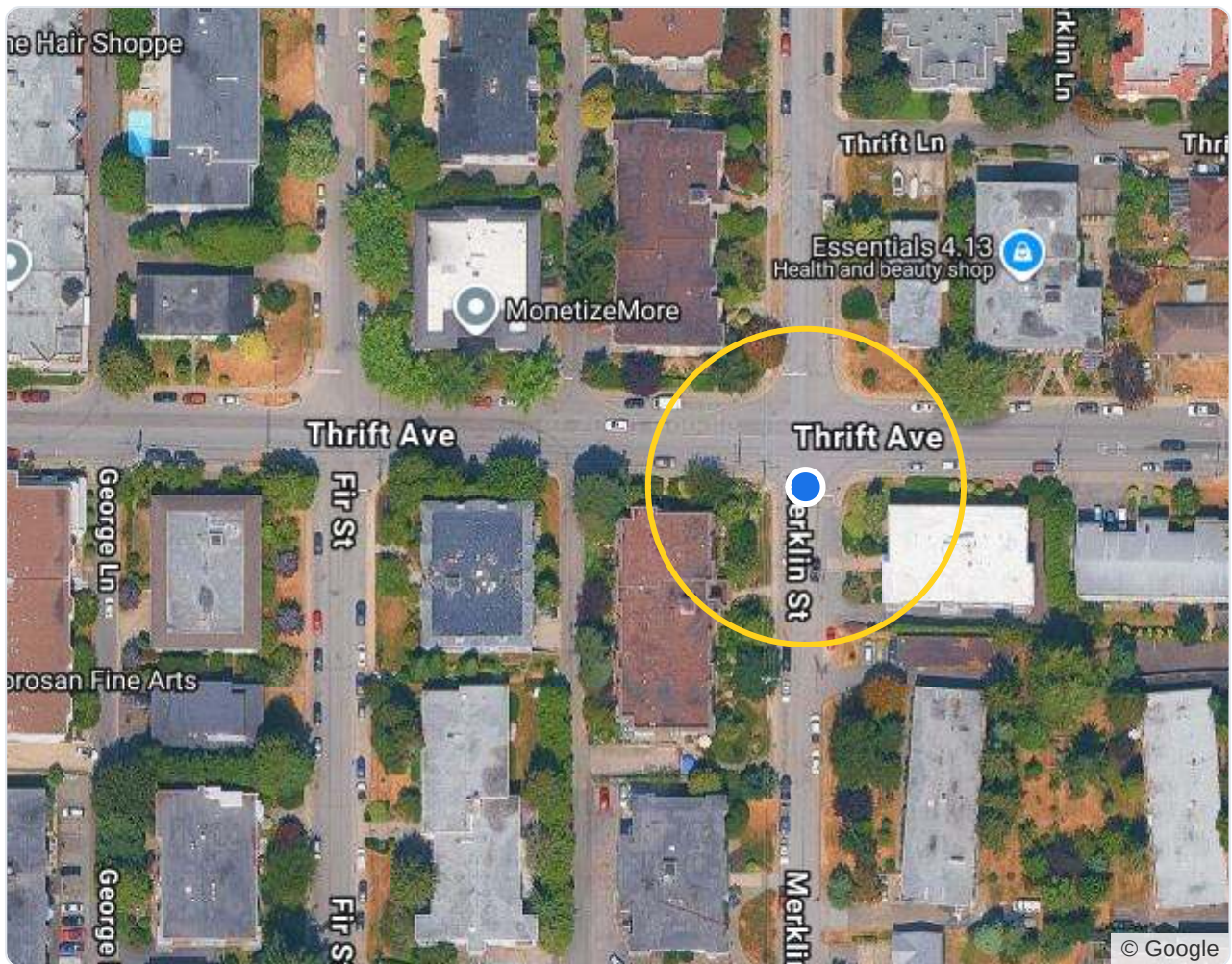
Amenities & Features

- ✓ Elevator
- ✓ Storage
- ✓ In Suite Laundry
- ✓ Wheelchair Access

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management
- ✓ Gardening
- ✓ Hot Water

Location



Les Twarog

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