

BUILDING BROCHURE

WHITE ROCK VILLAGE

13965 16 Ave. · White Rock, BC V4A 1P8 · Sunnyside Park Surrey



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1 FOR SALE
FROM \$459,000

5 SOLD · 12 MO
\$350,000–\$570,000



Unit Mix

1 Bedroom

6 units
575 – 665 sf
from \$318,000

2 Bedroom

30 units
825 – 1,382 sf
from \$310,000

For Sale in White Rock Village & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$459,000	2 / 2	976 sf	\$470	107 13965 16 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$570,000	2 / 2ba	1066 sf	\$535	2026-06-03
\$350,000	2 / 2ba	971 sf	\$360	2026-04-22
\$528,000	2 / 2ba	1225 sf	\$431	2026-02-01
\$360,000	1 / 1ba	630 sf	\$571	2025-10-17

Value & Financing

Price Positioning

\$470 /sq ft

Active listings here average **\$470/sf** vs **\$703/sf** across Sunnyside Park Surrey.

33% below area average

Mortgage Snapshot

\$2,198 /mo

Entry price (from)	\$459,000
20% down payment	\$91,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1988	LEVELS 3	SUITES 67	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2847	

Overview

Village - 13965 16th Avenue, White Rock, BC, V4A 1P8, Strata Plan No. NWS2847, 3 levels, 67 units, built 1988 - located at 140th Street and 16th Avenue in White Rock Baptist Village. The Baptist Village consists of two buildings at 13965 & 13959 16th Avenue with 67 units, and each has completed a thorough renovation in 2009 including rainscreen, new roof, windows, balcony doors, railings and hardiplank, and siding. The complex also features open floor plan in living/dining room, crown moldings, many sides of windows, separate entrance out to a patio area, gas fireplace, and good size dining room with sliding door out to a large balcony. In addition, Baptist Village offers a clubhouse that provides exercise and social activities in two buildings. The amenities include 2 roof

top decks, courtyard gardens, hot tub, sauna, workshop, party room and library. Maintenance fee includes gardening and recreation facility. Baptist Village is centrally located within walking distance to church, transit, shops, health and dental offices. Baptist Village is managed by Hugh & McKinnon. Age for 55+, no pets allowed, no rentals allowed.

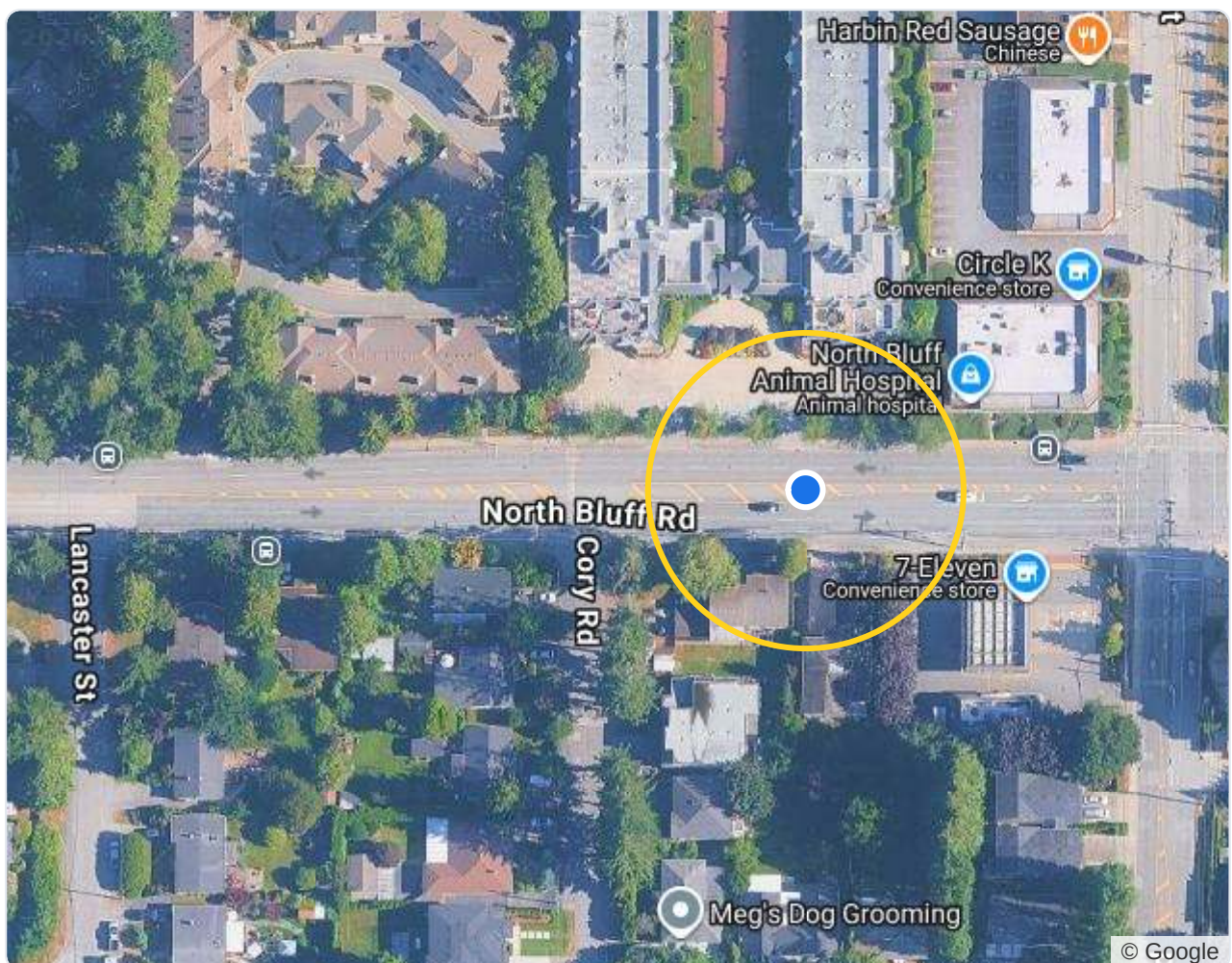
Amenities & Features

- ✓ Club House
- ✓ Garden
- ✓ Wheelchair Access
- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Workshop Attached

Maintenance Fees Include

- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Gas
- ✓ Management

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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