

BUILDING BROCHURE

ROYCE

14855 Thrift Ave. · South Surrey White Rock, BC V4B 2J6 · White Rock



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2 FOR SALE
FROM \$999,999

7 SOLD · 12 MO
\$830,000–\$1,750,000



Unit Mix

1 Bedroom

9 units
717 – 1,061 sf
from \$530,000

2 Bedroom

25 units
995 – 1,530 sf
from \$690,000

3 Bedroom

3 units
1,380 – 2,327 sf
from \$1,150,000

4 Bedroom

1 unit
2,010 – 2,010 sf
from \$922,500

For Sale in Royce & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,199,000	2 / 2	1171 sf	\$1,024	PH512 14855 THRIFT AVENUE
\$999,999	2 / 2	1119 sf	\$894	516 14855 THRIFT AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$922,500	4 / 4ba	2010 sf	\$459	2026-06-16
\$1,150,000	3 / 2ba	1394 sf	\$825	2026-05-15
\$1,750,000	2 / 3ba	1530 sf	\$1,144	2026-03-25
\$988,800	2 / 2ba	1176 sf	\$841	2026-03-15

Value & Financing

Price Positioning

\$959 /sq ft

Active listings here average **\$959/sf** vs **\$706/sf** across White Rock.

Mortgage Snapshot

\$4,789 /mo

Entry price (from) **\$999,999**
20% down payment **\$200,000**

36% above area average

Rate / amortization

5.24% · 25 yr

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

YEAR BUILT 2015	LEVELS 4	SUITES 80	CONSTRUCTION Frame - Wood
EXTERIOR Fibre Cement Board	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2205	DEVELOPER Forge Properties Inc.
ARCHITECT Ankenman Associates Architects Inc.			

Overview

Royce at 14855 Thrift Avenue in White Rock, BC, V4B 2J6. Royce, an exclusive collection of 80 residences offering a rare sense of serenity high above the Pacific Ocean. With its architecture, optimized for the breathtaking views across the water, Royce blends seamlessly with its surrounding environment. Designed by award-winning Ankeman Associates Architects Inc., Royce has been inspired by the beautiful natural surroundings, giving it a stunning, West Coast feel. Royce features interiors as captivating as its architecture. Large windows let in an abundance of natural light and allow you to take in the North to South panoramas. Handcrafted to achieve the highest level of style and elegance, generous layouts and the use of natural materials combine to create the feeling of your new home. The luxurious gourmet kitchen, with its sixpiece professional appliance package, solid Quartz countertops and integral Carrera marble backsplash is a chefs dream.

Amenities & Features

- ✓ Club House

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management
- ✓ Sewer
- ✓ Water
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Snow Removal

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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