

BUILDING BROCHURE

THE CIMMARON

1500 Merklin St. · South Surrey White Rock, BC V4B 4C5 · White Rock



Scan to view online



1 FOR SALE
FROM \$499,999

12-MO SOLD TREND
-23

Unit Mix

2 Bedroom
6 units
1,125 – 1,738 sf
from \$499,999

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



For Sale in The Cimmaron & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,999	2 / 2	1142 sf	\$438	303 1500 MERKLIN STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$520,000	2 / 2ba	1232 sf	\$422	2023-02-14
\$559,000	2 / 2ba	1140 sf	\$490	2022-09-25
\$630,000	2 / 3ba	1738 sf	\$362	2022-07-03
\$532,000	2 / 2ba	1125 sf	\$473	2022-06-20

Value & Financing

Price Positioning

\$438 /sq ft

Active listings here average **\$438/sf** vs **\$679/sf** across White Rock.

35% below area average

Mortgage Snapshot

\$2,395 /mo

Entry price (from) **\$499,999**

20% down payment **\$100,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1989	LEVELS 3	SUITES 16	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3232	MANAGEMENT Self Managed

Overview

Cimarron - 1500 Merklin St, White Rock, V4B 4C5, NWS3232 - located on Merklin Street and Russell Avenue in White Rock, steps to Buy-Low Foods, Pricesmart Foods, banks, Starbucks, Tim Hortons and Shoppers Drugmart. Also conveniently close to Semiahmoo shopping centre with over 70 fashion, food and home furnishing stores; White Rock Playhouse Theatre, medical services, several churches, golf courses, parks, fitness and recreation opportunities. White Rock and Crescent Beaches are only minutes away. Several Elementary and Secondary schools located within a 2-kilometre radius. Direct access to public transit and major transportation routes allows an

easy commute to surrounding destinations including Langley, Richmond, Downtown Vancouver and BC cities.

Cimarron built in 1989, offers 16 self-managed adult-oriented (19+) homes featuring functional layouts, spacious living areas, in-suite laundries, balconies, storage and secure parking. Some units have views of the ocean or Mount Baker. Building amenities include a recreation room and workshop. Maintenance fees cover caretaker, garbage pick-up, gardening, gas, hot water, management, recreation facility and snow removal.

Cimarron - comfortable living, central location, close to shopping and amenities - move here today!

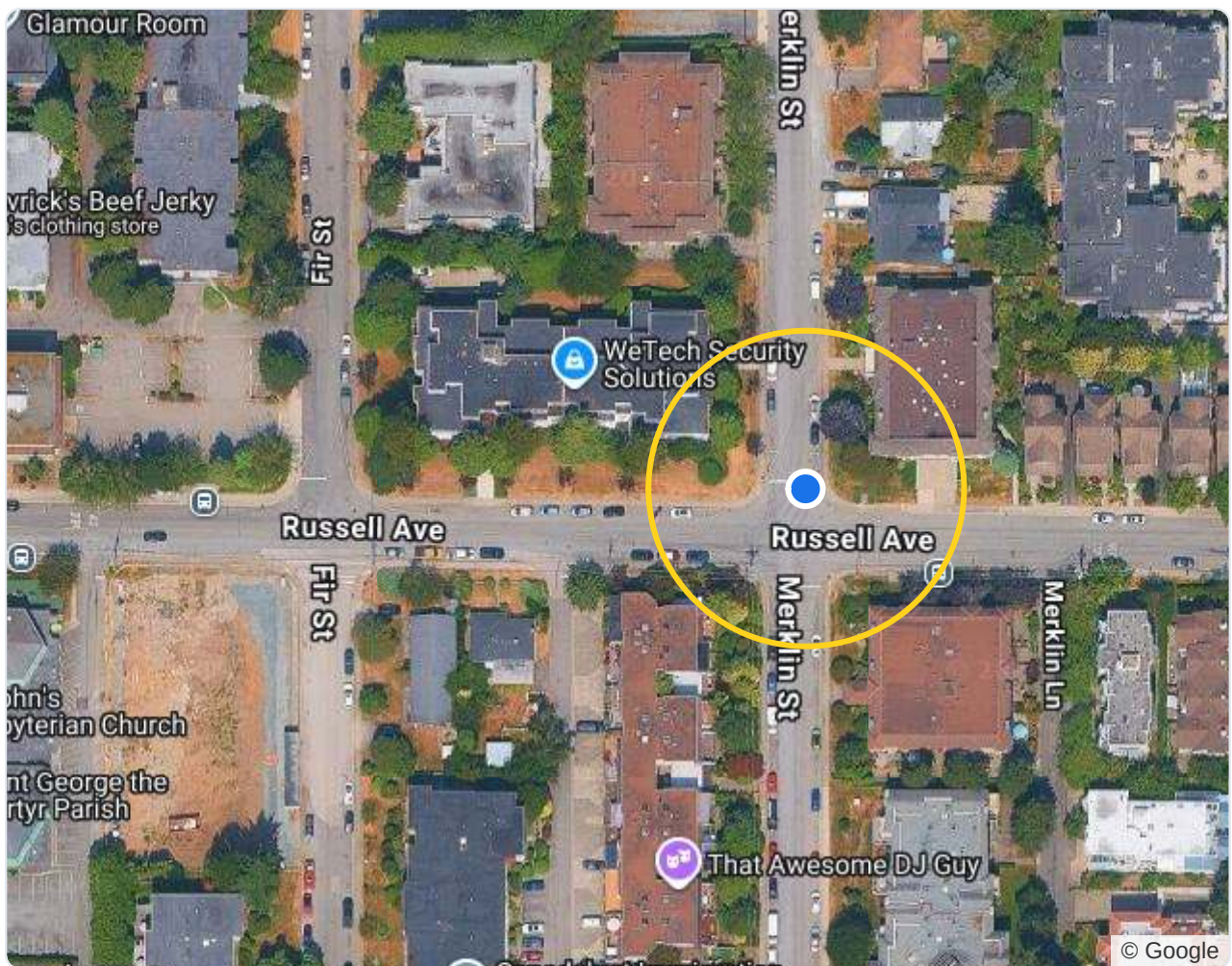
Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Recreation Center | ✓ Storage |
| ✓ Workshop Attached | |

Maintenance Fees Include

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

Location



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