

BUILDING BROCHURE

OCEAN BAY VILLAS - 15350 16A BUILDING

15350 16A Ave. · Surrey, BC V4A 1S9 · King George Corridor



Scan to view online



3 FOR SALE
FROM \$524,999

5 SOLD · 12 MO
\$498,000-\$543,000



Unit Mix

1 Bedroom

13 units
681 – 939 sf
from \$352,000

2 Bedroom

44 units
878 – 1,227 sf
from \$431,000

For Sale in Ocean Bay Villas - 15350 16a Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$638,000	2 / 2	1094 sf	\$583	314 15368 16A AVENUE
\$624,900	2 / 2	1220 sf	\$512	302 15392 16A AVENUE
\$524,999	2 / 2	879 sf	\$597	307 15368 16A AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$543,000	2 / 2ba	911 sf	\$596	2026-05-02
\$535,000	2 / 2ba	921 sf	\$581	2026-04-13
\$529,000	2 / 2ba	903 sf	\$586	2026-03-14
\$540,000	2 / 2ba	878 sf	\$615	2026-03-09

Value & Financing

Price Positioning

\$564 /sq ft

Active listings here average **\$564/sf** vs **\$669/sf** across King George Corridor.

16% below area average

Mortgage Snapshot

\$2,514 /mo

Entry price (from) **\$524,999**

20% down payment **\$105,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2003	LEVELS 4	SUITES 157	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS613	

Overview

Ocean Bay Villas - 15350 16A Avenue, Surrey, BC V4A 1S9, BCS613 - Located in King George Corridor area of South Surrey, near the crossroads 16th Avenue and 154th Street. Ocean Bay Villas is just minutes away from Starbucks, Neighbourhood Pub, White Rock Playhouse Theatre, Semiahmoo Centre, and the Surrey Public Library. Boston Pizza, Windsor Square Shopping Centre, Sandcastle Bowl Bar & Grill, Sandcastle Fitness Club, Aru Day Spa and Hair Salon, She's Fit White Rock, Blenz Coffee, RBC Royal Bank, Shoppers Drug Mart, Dairy Queen and Zellers. White Rock Christian Academy, Semiahmoo Trail, Tim Hortons, Star of the Sea, South Surrey Arena, Surrey Eagles Hockey Club, Bayridge Elementary School, South Surrey Indoor Pool, Semiahmoo Secondary School, HT Thrift Elementary School and Seaview Childcare Centre are in the neighbourhood. The bus stops are within walking distance. The White Rock Beach with its beautiful views and great amenities is within minutes of drive. Parkview has an easy access to Vancouver-Blaine Hwy 99. Ocean Bay Villas was built in 2003 with a frame-wood construction and mixed exterior finishing. This four-level building has a full rain screen. There are 157 units in development and in strata. This complex offers a bike room, an exercise centre, a club house, a guest suite, an elevator, in-suite laundry and secure underground parking. Most homes feature 9 foot ceilings, open layouts, oversized windows, gas fireplaces, good size balconies and spacious bedrooms.

Amenities & Features

- | | |
|--------------------|---------------|
| ✓ Club House | ✓ Elevator |
| ✓ Exercise Centre | ✓ Guest Suite |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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