

BUILDING BROCHURE

THE EMBASSY - 1576 MERKLIN BUILDING

1576 Merklin St. · South Surrey White Rock, BC V4B 5K2 · White Rock



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2 FOR SALE
FROM \$369,000

8 SOLD · 12 MO
\$385,000-\$645,000


12-MO SOLD TREND
-13.7

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

Vancouver
FloorPlans

Unit Mix

1 Bedroom

6 units
726 – 741 sf
from \$369,000

2 Bedroom

32 units
1,006 – 2,170 sf
from \$425,000

For Sale in The Embassy - 1576 Merklin Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$650,000	2 / 2	1393 sf	\$467	502 1575 BEST STREET
\$369,000	1 / 1	732 sf	\$504	104 1575 BEST STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$505,000	2 / 2ba	1057 sf	\$478	2026-06-21
\$460,000	2 / 2ba	1041 sf	\$442	2026-06-15
\$515,000	2 / 2ba	1236 sf	\$417	2026-05-24
\$500,000	2 / 2ba	1043 sf	\$479	2026-05-13

Value & Financing

Price Positioning

\$485 /sq ft

Active listings here average **\$485/sf** vs **\$675/sf** across White Rock.

28% below area average

Mortgage Snapshot

\$1,767 /mo

Entry price (from) **\$369,000**

20% down payment **\$73,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 5	SUITES 116	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1149	MANAGEMENT Fraser Campbell Property Management Ltd.

Overview

The Embassy - 1576 Merklin Street, White Rock, BC V4B 4C5, LMS1149 - located on Merklin Street and 16th 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.

The Embassy built in 1994, offers 116 homes featuring lots of windows, functional layouts, spacious living areas, generous master bedrooms, walk-in showers, in-suite laundries, storage areas and secure parking. Amenities include a bike room, clubhouse, exercise centre, guest suite, hot tub, workshop attached, and BBQ's are allowed. Maintenance fees include garbage pick-up, gardening, gas, hot water, management and recreation facility.

Luxurious condo living in a central location close to shopping, amenities and the beach - make The Embassy your home!

Amenities & Features

- | | |
|--------------------|---------------|
| ✓ Club House | ✓ Elevator |
| ✓ Garden | ✓ Guest Suite |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

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

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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