

BUILDING BROCHURE

PIER 16

16228 16th Ave. · Surrey, BC V4A 1S7 · King George Corridor



Scan to view online



2 FOR SALE
FROM \$699,000

3 SOLD · 12 MO
\$720,000–\$762,000



Unit Mix

3 Bedroom

13 units
1,313 – 1,853 sf
from \$600,000

4 Bedroom

12 units
1,550 – 1,751 sf
from \$710,000

For Sale in Pier 16 & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,999	4 / 3	1550 sf	\$516	36 16228 16 AVENUE
\$699,000	3 / 3	1359 sf	\$514	11 16228 16 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$737,500	4 / 3ba	1552 sf	\$475	2026-03-23
\$762,000	4 / 3ba	1751 sf	\$435	2025-11-21
\$720,000	3 / 2ba	1460 sf	\$493	2025-11-17
\$827,500	4 / 3ba	1573 sf	\$526	2025-05-30

Value & Financing

Price Positioning

\$515 /sq ft

Active listings here average **\$515/sf** vs **\$639/sf** across King George Corridor.

19% below area average

Mortgage Snapshot

\$3,348 /mo

Entry price (from) **\$699,000**

20% down payment **\$139,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
2012

LEVELS
3

SUITES
43

CONSTRUCTION
Frame - Wood

EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS4324	DEVELOPER Woodbridge Properties
ARCHITECT Robert Ciccozzi Architecture Inc		MANAGEMENT Teamwork Property Management Ltd	

Overview

Pier 16 - 16228 16TH Avenue, South Surrey, BC V4A 1S7, 3 levels, 43 townhomes, built 2012, crossing roads: 16th Avenue and King George Blvd. Developed by Woodbridge Capital Ltd. and Avalon Homes, Pier 16 offers just 43 three-level sunny, coastal inspired rowhomes in South Surrey's up-and-coming Morgan Heights neighborhood.

Designed by award winning Robert Ciccozzi Architecture, the Pier 16 showcases warm Craftsman-style architecture and evokes a coastal feeling with white picket fences, seaside shutters, colorful window boxes and weathered shingles. Inside, these three and four bedroom townhomes range from 1,313 to 1,688 sq. ft. and feature large windows, grey plank wood floors, overheight ceilings, white shaker cabinets, quartz counters, stainless steel appliances, kitchen pantries, and marble bathrooms. For added convenience, large private yards invite outdoor entertaining, and attached garages welcome residents of every home.

Ideally situated between Morgan Heights and the beaches of White Rock, the coastal rowhomes at Pier 16 are close to Surrey City Centre, Peace Arch Hospital, Sandy beaches of White Rock, Sunnyside Acres Urban Forest, and big box retailers like Morgan Crossing Shopping Center, Grandview Corners, Peninsula Village, and Semiahmoo Mall. If you have children attending schools, Pier 16 is also close to South Meridian Elementary, Peace Arch Elementary, Earl Marriott Secondary, Semiahmoo Secondary, and Southridge Private School.

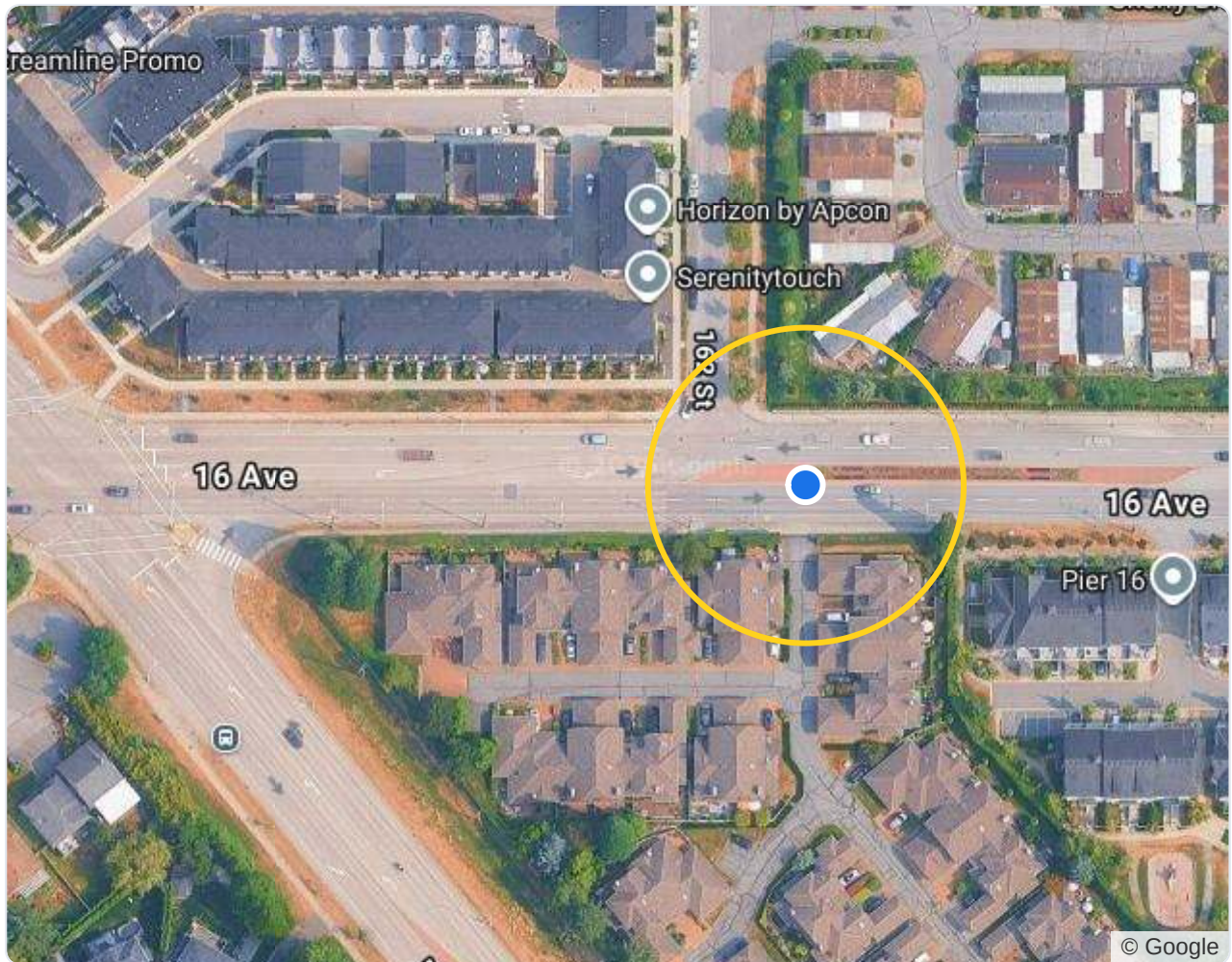
Amenities & Features

- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Snow Removal

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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