

BUILDING BROCHURE

PEBBLE CREEK - 16335 14 BUILDING

16335 14 Ave. · Surrey, BC V4A 8J8 · King George Corridor



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1 FOR SALE
FROM \$875,000

2 SOLD · 12 MO
\$808,000-\$852,000



Unit Mix

3 Bedroom

17 units

1,822 – 2,112 sf

from \$595,100

For Sale in Pebble Creek - 16335 14 Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$875,000	3 / 3	1857 sf	\$471	102 16335 14 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$808,000	3 / 3ba	1948 sf	\$415	2026-04-11
\$852,000	3 / 3ba	1884 sf	\$452	2026-03-19
\$816,000	3 / 3ba	1944 sf	\$420	2025-08-02
\$919,000	3 / 3ba	1822 sf	\$504	2025-02-12

Value & Financing

Price Positioning

\$471 /sq ft

Active listings here average **\$471/sf** vs **\$652/sf** across King George Corridor.

28% below area average

Mortgage Snapshot

\$4,191 /mo

Entry price (from)	\$875,000
20% down payment	\$175,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1990	LEVELS 2	SUITES 43	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3080	MANAGEMENT Crossroads Management Ltd.

Overview

Pebble Creek - 16335 14th Avenue Surrey, BC V4A 8J8, Canada. Strata Plan NWS3080 - Located in the King George Corridor neighbourhood in South Surrey White Rock on 14 Avenue and King George Blvd. Pebble Creek offers 2 levels with 43 homes built in 1990 in a well maintained complex that is professionally managed. This is a central location near transit, Peace Arch Elementary, restaurants, the beach, Peach Arch Hospital, Semiahmoo Centre, recreation, Centennial Park, Shoppers Drug Mart, medical services and much more! Direct access to

highways allows including the Vancouver-Blaine Highway, allows an easy commute to surrounding destinations including the US border and YVR.

Most homes feature two levels, cozy gas fireplaces, single garage with lots of storage, level entry from garage, spacious living and dining areas, in-suite laundry, huge bedrooms and lots of storage throughout. Residents can relax on their patio or private backyard that backs onto Fergus Creek Greenbelt which has a creek and beautiful greenspace area. Pebble Creek has a new roof (2010), a common clubhouse that offers entertainment for the whole family and ample visitor parking. This is a family oriented community that Pebble that offers townhome living at its best!

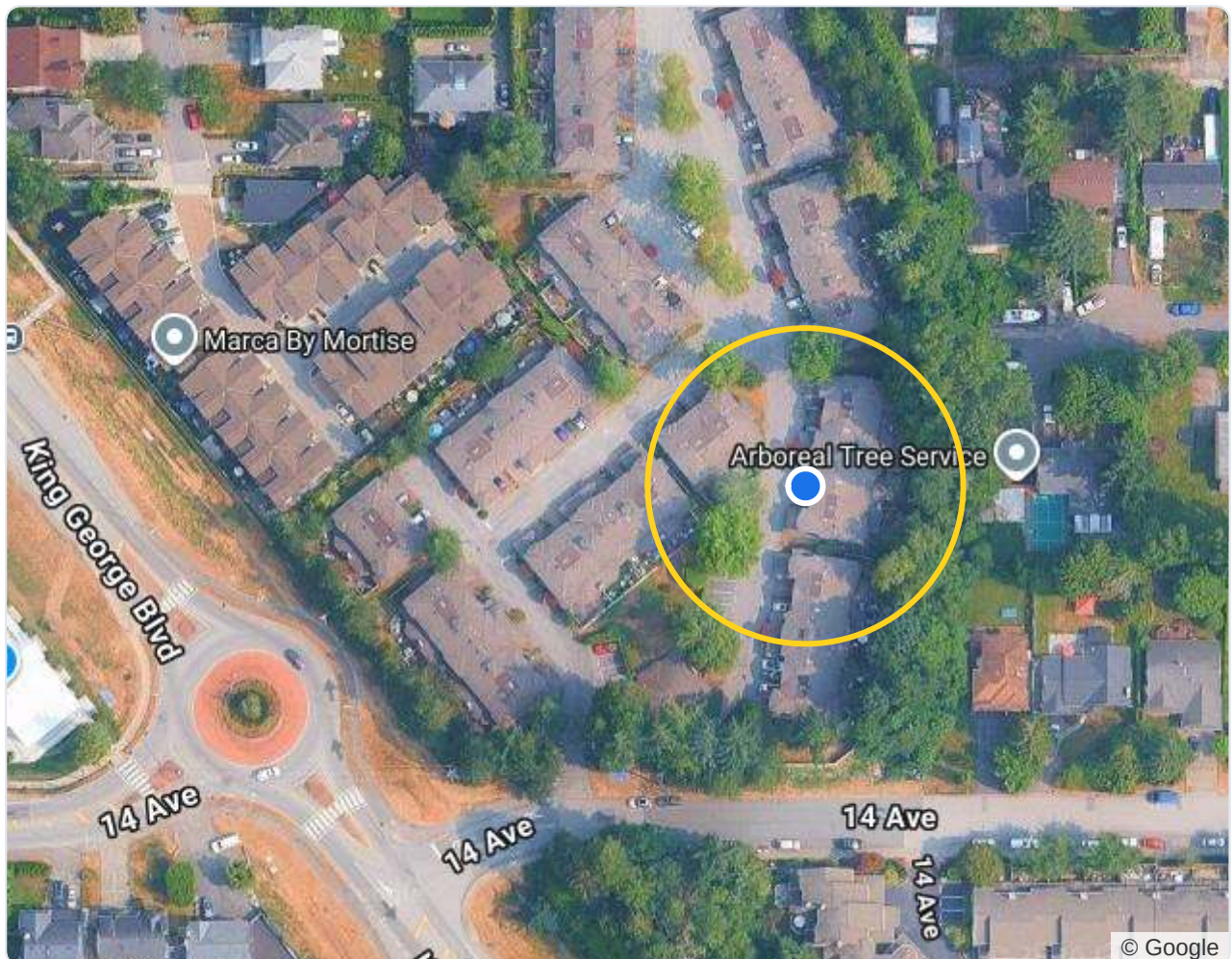
Amenities & Features

- ✓ Club House

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location





Les Twarog

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