

BUILDING BROCHURE

BERKELEY VILLAGE

16433 19 Ave. · South Surrey White Rock, BC V3S 9R4 · Pacific Douglas



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3 FOR SALE
FROM \$778,000

5 SOLD · 12 MO
\$729,000-\$873,000


12-MO SOLD TREND
-5.7

Unit Mix

2 Bedroom 41 units 1,153 – 1,326 sf from \$729,000	3 Bedroom 40 units 1,338 – 1,587 sf from \$780,000	4 Bedroom 2 units 1,414 – 1,424 sf from \$786,000
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For Sale in Berkeley Village & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$858,800	3 / 3	1475 sf	\$582	140 16433 19 AVENUE
\$840,000	3 / 3	1453 sf	\$578	79 16433 19 AVENUE
\$778,000	2 / 3	1274 sf	\$611	152 16433 19 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$780,000	3 / 3ba	1400 sf	\$557	2026-03-28
\$820,000	3 / 3ba	1566 sf	\$524	2026-01-05
\$786,000	4 / 3ba	1414 sf	\$556	2025-11-30
\$729,000	2 / 3ba	1195 sf	\$610	2025-09-21

Value & Financing

Price Positioning \$590 /sq ft Active listings here average \$590/sf vs \$638/sf across Pacific Douglas. 8% below area average	Mortgage Snapshot \$3,726 /mo Entry price (from) \$778,000 20% down payment \$155,600 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2019	LEVELS 3	SUITES 183	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS5606	DEVELOPER Ikonik Homes
ARCHITECT Wg Architects			

Overview

Berkeley Village - 16433 19 Avenue, South Surrey White Rock, BC V3S 9R4, Canada. Crossroads are 20 Avenue and 164 Street. A master planned community of 183 two and three bedroom homes. Estimated completion in 2019. Developed by Ikonik Homes. Architecture by WG Architecture. Interior design by Area 3 Designs. Maintenance fees includes garbage pickup, gardening, sewer, snow removal and water.

Nearby parks are Oliver Park, Sunnyside Park, Bakerview Park, Morgan Heights Linear Park, Centennial Park, Darts Hill Garden Park, South Surrey Athletic Park, Dog Park and Future Park. Schools nearby are Sunnyside Elementary School, Southridge Senior Secondary, Southridge School, Jessie Lee Elementary, Earl Marriott Secondary School, Peace Arch Elementary, White Rock Elementary and Pacific Heights Elementary. Grocery stores and supermarkets nearby are Real Canadian Superstore, Thrifty Foods, Ocean Village Farm Market, Red Rooster Food Store, Safeway Peninsula Village and White Rock Supermarket Ltd. Also close to The Shops at Morgan Crossing, Grandview Corners and Walmart Supercentre.

Amenities & Features

- | | |
|--------------|--------------------|
| ✓ Club House | ✓ In Suite Laundry |
| ✓ Playground | |

Maintenance Fees Include

- | | |
|------------------|----------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Sewer | ✓ Snow Removal |
| ✓ Water | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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