

BUILDING BROCHURE

# BENTLEY WYND - 1744 128TH BUILDING

1744 128th Ave. · Surrey, BC V4A 3V4 · Crescent Bch Ocean Pk.



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**2** FOR SALE  
FROM \$939,369

12-MO SOLD TREND  
-12.4

## Unit Mix

### 2 Bedroom

2 units  
1,417 – 1,525 sf  
**from \$933,000**

### 3 Bedroom

3 units  
1,405 – 1,572 sf  
**from \$980,000**

## For Sale in Bentley Wynd - 1744 128th Building & Complex

2 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS      |
|-----------|--------------|---------|-------|---------------------|
| \$999,000 | 3 / 2        | 1572 sf | \$635 | 116 1744 128 STREET |
| \$939,369 | 2 / 2        | 1525 sf | \$616 | 107 1744 128 STREET |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF | DATE       |
|-------------|---------|---------|-------|------------|
| \$933,000   | 2 / 2ba | 1417 sf | \$658 | 2025-06-14 |
| \$980,000   | 3 / 2ba | 1471 sf | \$666 | 2024-06-04 |
| \$1,065,000 | 3 / 3ba | 1405 sf | \$758 | 2023-02-04 |

## Value & Financing

### Price Positioning

**\$626** /sq ft

Active listings here average **\$626/sf** vs **\$749/sf** across Crescent Bch Ocean Pk..

**16% below area average**

### Mortgage Snapshot

**\$4,499** /mo

|                     |                      |
|---------------------|----------------------|
| Entry price (from)  | <b>\$939,369</b>     |
| 20% down payment    | <b>\$187,874</b>     |
| Rate / amortization | <b>5.24% · 25 yr</b> |

|                               |                                  |                               |                                                                       |
|-------------------------------|----------------------------------|-------------------------------|-----------------------------------------------------------------------|
| YEAR BUILT<br><b>1985</b>     | LEVELS<br><b>1</b>               | SUITES<br><b>18</b>           | CONSTRUCTION<br><b>Frame Wood</b>                                     |
| EXTERIOR<br><b>Frame Wood</b> | TITLE TO LAND<br><b>Freehold</b> | STRATA PLAN<br><b>NWS2296</b> | MANAGEMENT<br><b>Leonis<br/>Management &amp;<br/>Consultants Ltd.</b> |

## Overview

Bentley Wynd II - 1744 128th Street, White Rock, BC V4A 3V4, Strata Plan No. NWS2296, 2 levels, 18 townhouses, built 1985 - located at the corner of 128th Street and 18th Avenue in Ocean Park Community White Rock. Bentley Wynd II was built in 1985 which includes 18 rancher style detached homes. You have the very best of both worlds to move in Bentley Wynd II, the convenience of Strata taking care of maintenance and the pride and enjoyment of owning your own private detached home. These Rancher style homes have fantastic features including natural gas fireplaces, beautiful laminate floors, 10' ceilings in living room, amazing 16' vault in dining area, all generous "house size" rooms, built-in vacuum, gorgeous deck in front with stairs, and private yard with patio in backyard. Centrally located in Ocean Park neighborhood, Bentley Wynd II is a short stroll to everything Ocean Park has to offer (Ocean Park Library, Safeway, liquor store, banks, Starbucks, transit, medical offices, Pharmacy and Shopping) or stroll to new "Kwomis" Park for whale watching, or take 1,001 steps right to the beach, it's all just minutes away. Bentley Wynd II is managed by Leonis Management 604-575-5474. No rentals, 2 pets allowed, and no age restrictions.

## Amenities & Features

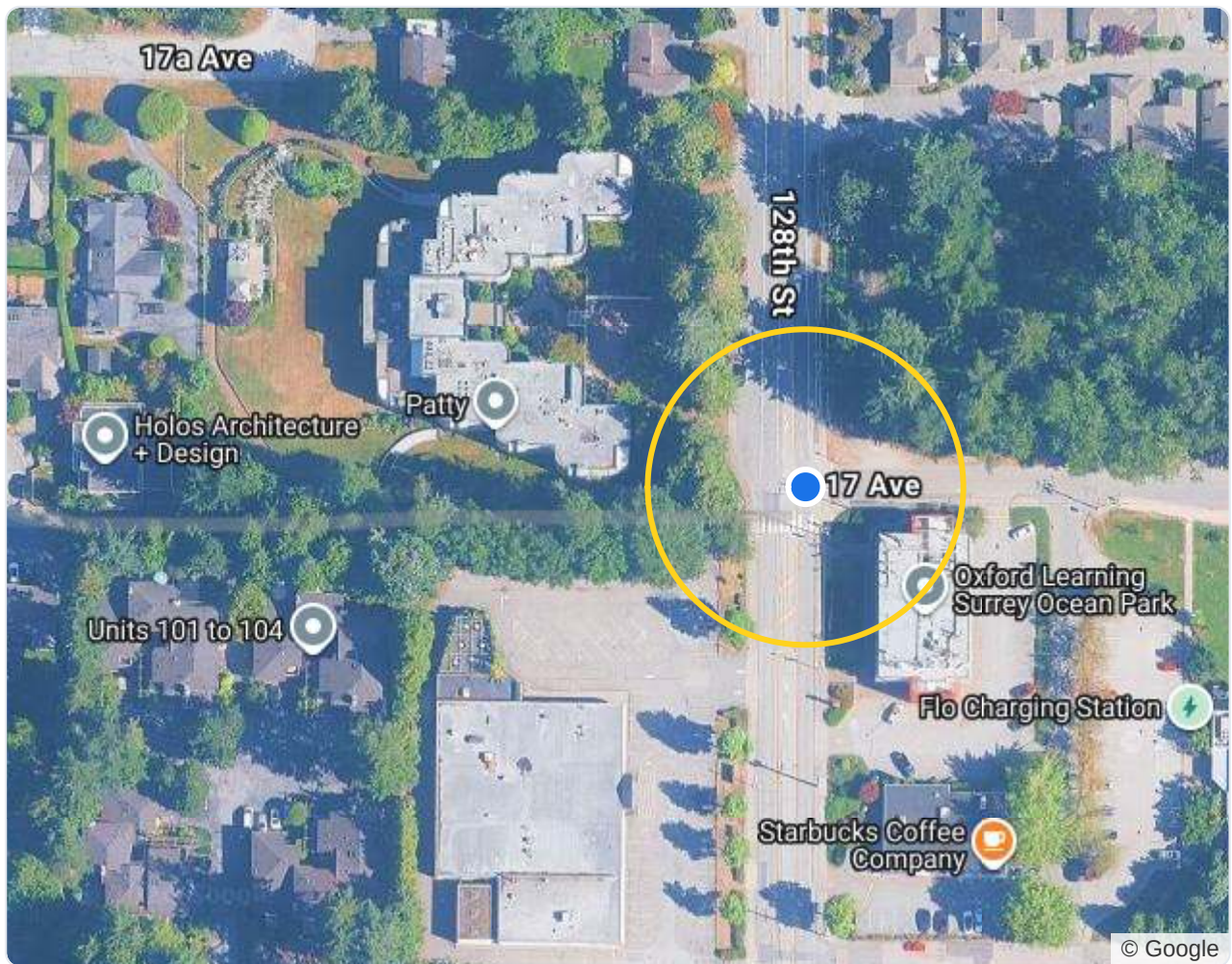
✓ None

## Maintenance Fees Include

✓ Gardening

✓ Management

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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