

BUILDING BROCHURE

WILLS CREEK - 3109 161ST BUILDING

3109 161st St. · Surrey, BC V3S 2K4 · Grandview Surrey



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5 FOR SALE
FROM \$1,159,000

1 SOLD · 12 MO
\$1,020,000–\$1,020,000

12-MO SOLD TREND
-16.4

Unit Mix

3 Bedroom

17 units
2,100 – 2,933 sf
from \$964,000

4 Bedroom

17 units
2,108 – 3,512 sf
from \$782,500

5 Bedroom

8 units
3,287 – 4,420 sf
from \$1,048,000

For Sale in Wills Creek – 3109 161st Building & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,680,000	5 / 5	4420 sf	\$380	47 3109 161 STREET
\$1,499,000	5 / 5	3723 sf	\$403	46 3109 161 STREET
\$1,300,000	3 / 4	2486 sf	\$523	14 3122 160TH STREET
\$1,199,000	3 / 4	2494 sf	\$481	64 3109 161 STREET
\$1,159,000	4 / 4	2396 sf	\$484	18 3122 160 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,020,000	4 / 4ba	2118 sf	\$482	2026-07-03
\$1,078,000	4 / 4ba	2108 sf	\$511	2025-07-09
\$1,620,000	5 / 5ba	3646 sf	\$444	2024-11-06
\$1,470,000	3 / 4ba	2933 sf	\$501	2024-10-16

Value & Financing

Price Positioning

\$454 /sq ft

Active listings here average **\$454/sf** vs **\$602/sf** across Grandview Surrey.

25% below area average

Mortgage Snapshot

\$5,551 /mo

Entry price (from) **\$1,159,000**

20% down payment **\$231,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2009	LEVELS 3	SUITES 109	CONSTRUCTION Frame - Wood
EXTERIOR Stone	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3334	DEVELOPER Emaar Properties (canada) Ltd.

Overview

Wills Creek - 3109 161st Street, White Rock, BC, V3S 2K4, Strata Plan BCS3334, built 2009 - located at 32nd Avenue and 160th Street in Morgan Creek Community. Wills Creek is a two address complex at 3122 160th Street and 3109 161st Street. Developed by Emaar Properties (Canada) Ltd., Wills Creek is a collection of 109 exclusive, three level townhomes located in the heart of Morgan Creek. These well designed townhomes include every detail, Geothermal heating & cooling, Fisher Paykel SS appliances, gas fireplace, granite countertops, heated ensuite tiles, and interior design palettes from Ledingham Design Consultants. Community amenities include the Creek Club, a free-standing river rock-clad building, which houses a state-of-the-art fitness centre, multi-purpose lounge and spacious locker rooms. Outside the Club is an outdoor, heated lap pool and hot tub in a naturally landscaped setting that includes a waterfall.

Located 45 minutes away from Downtown Vancouver and just 15 minutes to the international border between Canada and the US. Discover excellent shopping, cafes and restaurants at Morgan Crossing along with many of your favorite stores, services and entertainment. It builds on South Surrey's reputation as one of the area's top tourist destinations. South Surrey features over 16 PGA caliber golf courses, 19 parks and attractions such as the Surrey Art Gallery apart from several recreational facilities - all highlight a luxurious, first-class lifestyle.

Amenities & Features

- ✓ Air Cond./central
- ✓ Club House
- ✓ Exercise Centre
- ✓ Pool; Outdoor

✓ Recreation Center

✓ Swirlpool/hot Tub

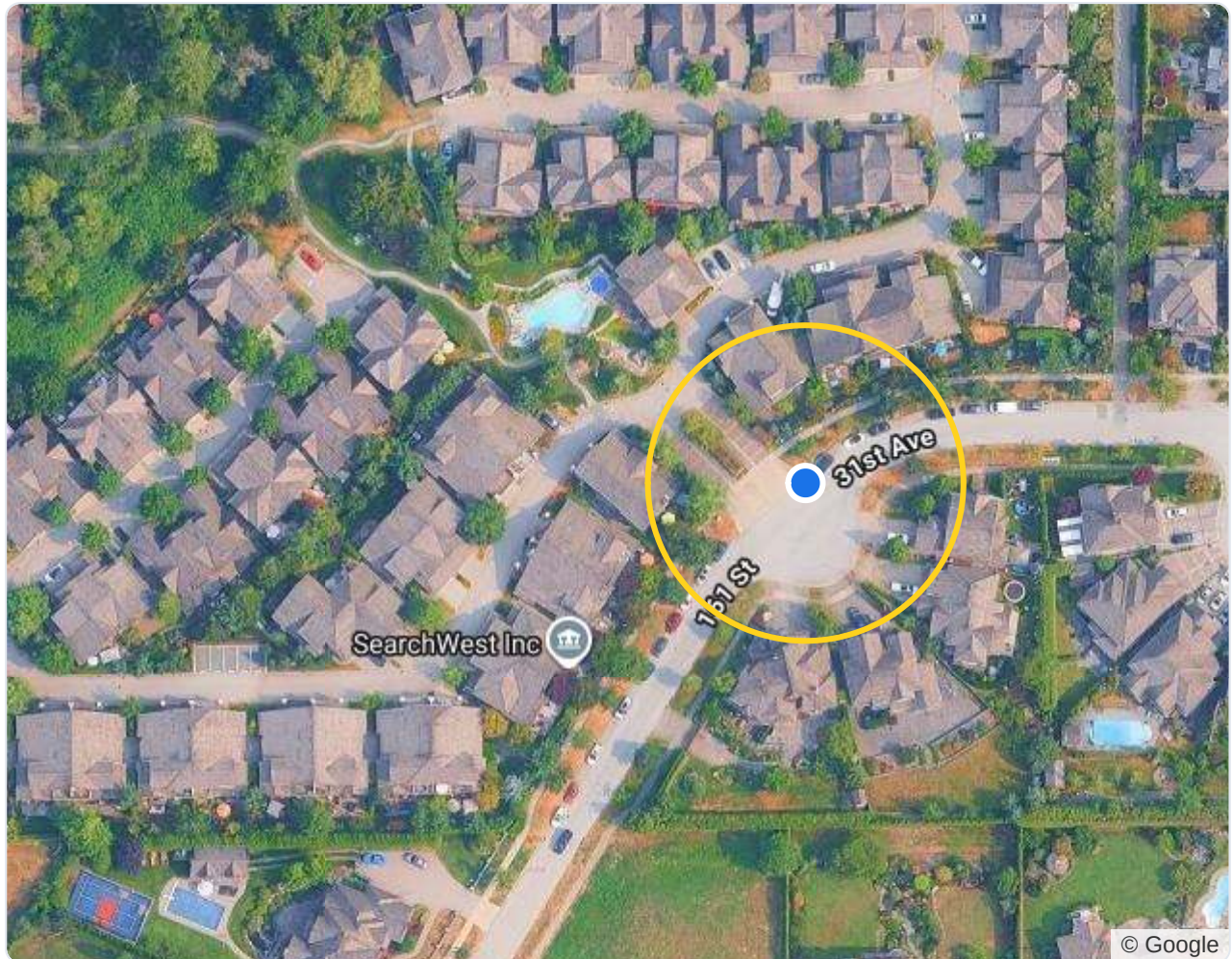
Maintenance Fees Include

✓ Gardening

✓ Heat

✓ Management

Location



Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

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



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