

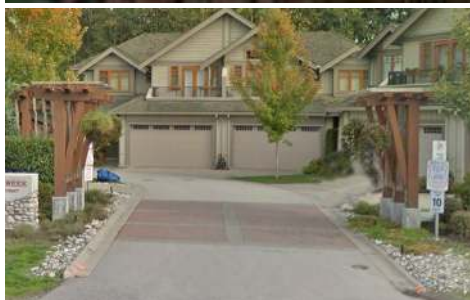
BUILDING BROCHURE

# WILLS CREEK - 3122 160TH BUILDING

3122 160th St. · Surrey, BC N0N 0N0 · Grandview Surrey



Scan to view online



**5** FOR SALE  
FROM \$1,159,000

**1** SOLD · 12 MO  
\$1,020,000-\$1,020,000



## 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 - 3122 160th 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 **\$590/sf** across Grandview Surrey.

23% 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<br><b>2009</b>                      | LEVELS<br><b>3</b>                      | SUITES<br><b>109</b>          | CONSTRUCTION<br><b>Frame - Wood</b>                |
| EXTERIOR<br><b>Stone</b>                       | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>BCS3334</b> | DEVELOPER<br><b>Emaar Properties (canada) Ltd.</b> |
| MANAGEMENT<br><b>Dwell Property Management</b> |                                         |                               |                                                    |

## Overview

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Wills Creek - 3122 160th Street, White Rock, BC, V3S 8K5, 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

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

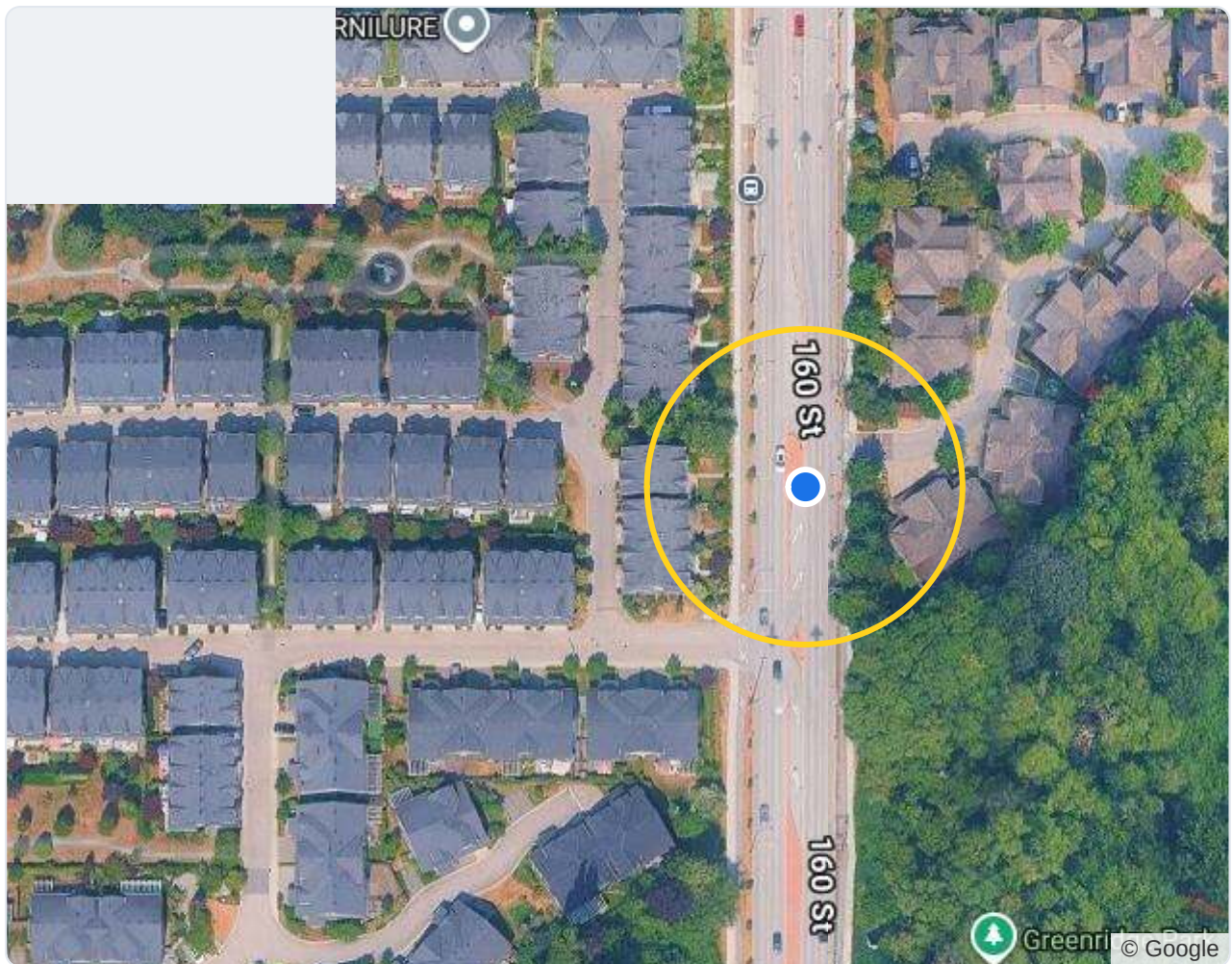
## Maintenance Fees Include

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- |                  |                       |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening           |
| ✓ Management     | ✓ Recreation Facility |



## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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