

BUILDING BROCHURE

SILVER POND

3387 King George Blvd. · South Surrey White Rock, BC V4P 1B7 · King George Corridor



Scan to view online



1 FOR SALE
FROM \$948,000



Unit Mix

2 Bedroom 3 units 1,644 – 1,661 sf from \$919,000	3 Bedroom 6 units 1,806 – 1,872 sf from \$830,000	4 Bedroom 3 units 1,870 – 1,935 sf from \$1,110,000
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For Sale in Silver Pond & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$948,000	3 / 3	1832 sf	\$517	7 3387 KING GEORGE BOULEVARD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,110,000	4 / 3ba	1935 sf	\$574	2025-04-20
\$930,000	2 / 3ba	1661 sf	\$560	2025-04-02
\$1,095,000	3 / 3ba	1833 sf	\$597	2025-03-01
\$919,000	2 / 3ba	1661 sf	\$553	2024-05-02

Value & Financing

Price Positioning \$517 /sq ft Active listings here average \$517/sf vs \$598/sf across King George Corridor. 14% below area average	Mortgage Snapshot \$4,540 /mo Entry price (from) \$948,000 20% down payment \$189,600 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 1999	LEVELS 2	SUITES 36	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3267	MANAGEMENT Crossroads Management Ltd.

Overview

Silver Pond - 3387 King George Boulevard, Surrey, BC V4P 1B7, Canada. Strata plan number LMS3267. Crossroads are King George Boulevard and 148 Street. This development features 36, 2-storey townhomes. Completed in 1999. Maintenance fees includes caretaker, garbage pickup, gardening, management, and recreation facility.

Nearby parks are Winter Crescent Park and Sunnyside Acres Urban Forest. Schools nearby are Smilestones Junior Kindergarten Preschool and Daycare - South Surrey, Morgan Creek Montessori, Academics preKindergarten, Semiahmoo Trail Elementary School, and Morgan Elementary School. Grocery stores and supermarkets nearby are Choices Markets and Save-On-Foods. Close to Timberland Motel & Campground, Southpoint Exchange Mall, and Victory Memorial Park.

Amenities & Features

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

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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