

BUILDING BROCHURE

CARMEL PLACE - 15375 17TH BUILDING

15375 17th Ave. · Surrey, BC V4A 1T8 · King George Corridor



Scan to view online





2 FOR SALE
FROM \$529,900

12-MO SOLD TREND
38.3

Unit Mix

2 Bedroom

15 units

1,060 – 1,262 sf

from \$412,000

For Sale in Carmel Place - 15375 17th Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$575,000	2 / 2	1118 sf	\$514	202 15375 17 AVENUE
\$529,900	2 / 2	1077 sf	\$492	103 15375 17 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$570,000	2 / 2ba	1218 sf	\$468	2025-06-17
\$605,000	2 / 2ba	1072 sf	\$564	2024-10-29
\$518,000	2 / 2ba	1061 sf	\$488	2024-10-08
\$580,000	2 / 2ba	1109 sf	\$523	2024-08-06

Value & Financing

Price Positioning

\$503 /sq ft

Active listings here average **\$503/sf** vs **\$664/sf** across King George Corridor.

Mortgage Snapshot

\$2,538 /mo

Entry price (from) **\$529,900**
20% down payment **\$105,980**

24% below area average

Rate / amortization

5.24% · 25 yr

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

YEAR BUILT 1993	LEVELS 3	SUITES 21	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS810	MANAGEMENT Hugh & Mckinnon Realty Ltd.

Overview

Carmel Place - 15375 17th Avenue, Surrey, BC V4A 8Y6, LMS810 - located in King George Corridor area of South Surrey, near the crossroads 17th Avenue and 154th Street. Carmel Place is situated near Semiahmoo Centre and only minutes to the Peace Arch border crossing. Canada Safeway Limited, Tim Hortons, International House of Pancakes, Peninsula Village, Starbucks, Semiahmoo Centre, Surrey Public Library, Boston Pizza, Windsor Square Shopping Centre, Aru Day Spa and Hair Salon, She's Fit White Rock, Sandcastle Bowl Bar & Grill, Neighbourhood Pub, White Rock Playhouse Theatre, Sandcastle Fitness Club, Blenz Coffee, RBC Royal Bank, Shoppers Drug Mart, Dairy Queen, Zellers, White Rock Christian Academy, Semiahmoo Trail, Star of the Sea, South Surrey Arena, Surrey Eagles Hockey Club, Bayridge Elementary School, South Surrey Indoor Pool, Semiahmoo Secondary School, HT Thrift Elementary School and Seaview Childcare Centre are in the neighbourhood. The bus stops are within walking distance. The White Rock Beach with its beautiful views and great amenities is within minutes of drive. This building has an easy access to Vancouver-Blaine Hwy 99 and King George Boulevard. Carmel Place was built in 1993 with a frame-wood construction and stucco exterior finishing. There are 21 units in development and in strata. This three-level building offers wheelchair access, secure underground parking and in-suite laundry. Most homes feature large garden patios, spacious rooms and gas fireplaces. A lot of homes have been renovated and offer updated kitchens with stainless steel appliances, custom cabinets, laminate floors and newer carpets. Building was freshly painted and roof shingles were replaced in 2011.

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

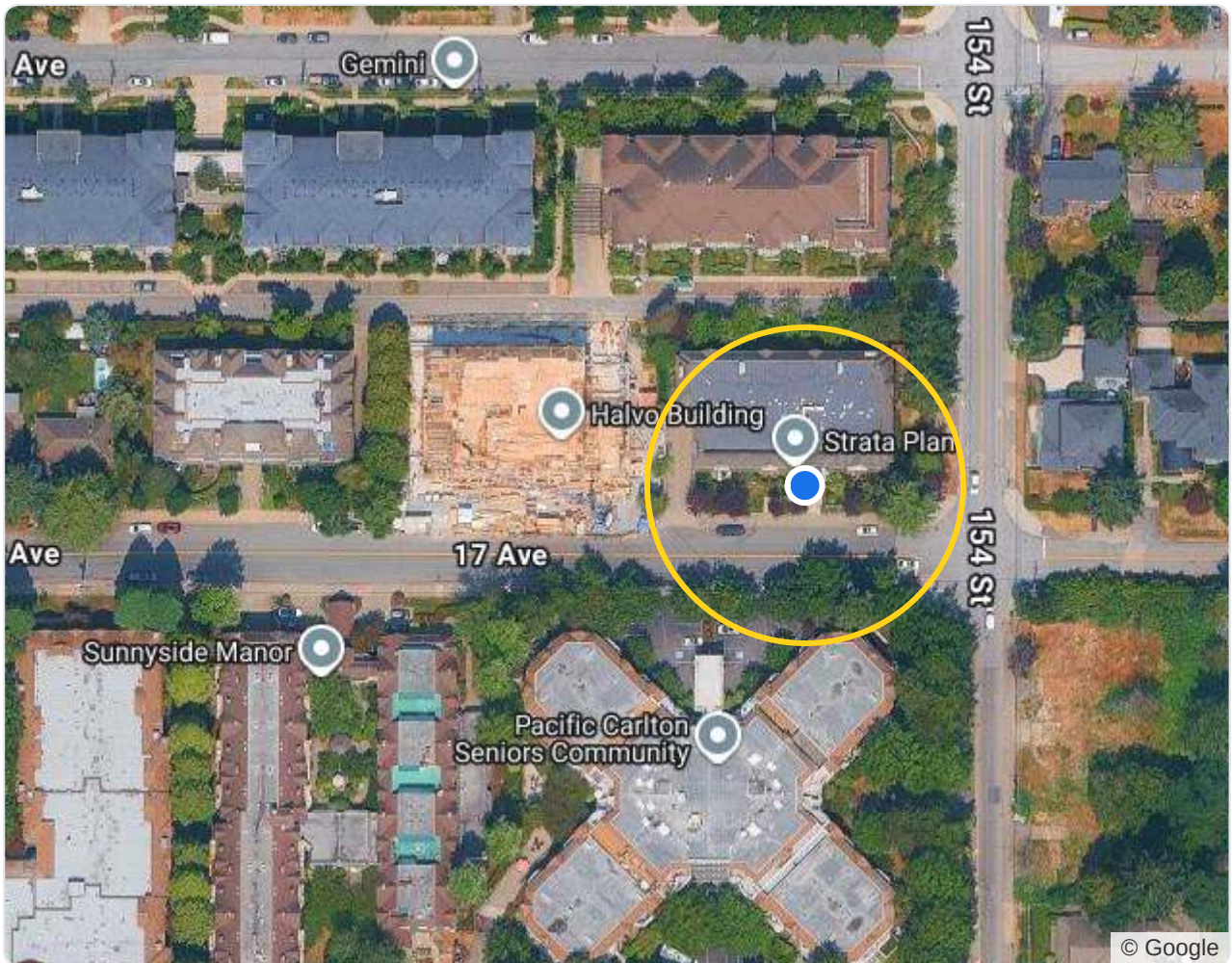
✓ Garbage Pickup

✓ Gas

✓ Gardening

✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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