

BUILDING BROCHURE

# MERKLIN RESIDENCE

1450 Merklin St. · South Surrey White Rock, BC V4B 4C3 · White Rock



Scan to view online



**1** FOR SALE  
FROM \$649,000

**2** SOLD · 12 MO  
\$465,000–\$499,900



# Unit Mix

## 2 Bedroom

16 units  
1,076 – 1,375 sf  
from \$429,900

# For Sale in Merklin Residence & Complex

1 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS          |
|-----------|--------------|---------|-------|-------------------------|
| \$649,000 | 2 / 2        | 1127 sf | \$576 | 211 1450 MERKLIN STREET |

# Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$465,000  | 2 / 2ba | 1275 sf | \$365 | 2025-12-22 |
| \$499,900  | 2 / 2ba | 1324 sf | \$378 | 2025-09-19 |
| \$455,000  | 2 / 2ba | 1130 sf | \$403 | 2025-06-28 |
| \$599,000  | 2 / 2ba | 1127 sf | \$531 | 2025-03-22 |

# Value & Financing

## Price Positioning

**\$576** /sq ft

Active listings here average \$576/sf vs \$682/sf across White Rock.

16% below area average

## Mortgage Snapshot

**\$3,108** /mo

Entry price (from) \$649,000

20% down payment \$129,800

Rate / amortization 5.24% · 25 yr

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

|                           |                                         |                               |                                     |
|---------------------------|-----------------------------------------|-------------------------------|-------------------------------------|
| YEAR BUILT<br><b>1991</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>35</b>           | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Stucco</b> | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS3435</b> | MANAGEMENT<br><b>Self Managed</b>   |

# Overview

Merklin Residence - 1450 Merklin Street White Rock, BC V4B 4C3, NWS3435 - Located on the corner of Merklin Street and Thrift Avenue in the heart of White Rock. Merklin Residence offers

three levels with 35 suites built in 1991 that are professionally managed. This private building is centrally located near transit, White Rock Town Centre, restaurants, the beach, recreation, Peace Arch Hospital, and much more just minutes away! Direct access to major transportation routes including the Vancouver-Blaine Highway, allows an easy commute to surrounding destinations. Most homes feature in-suite laundry, extra storage space, cozy fireplaces and spacious covered patios that overlook manicured garden, beautiful views of Mt. Baker or the ocean in some units. Merklin Residence has a unique indoor atrium, a courtyard, a common room with kitchen and bathroom facilities, wheelchair access, secured underground parking and elevators. Merklin Residence offers condo living at it's best!

## Amenities & Features

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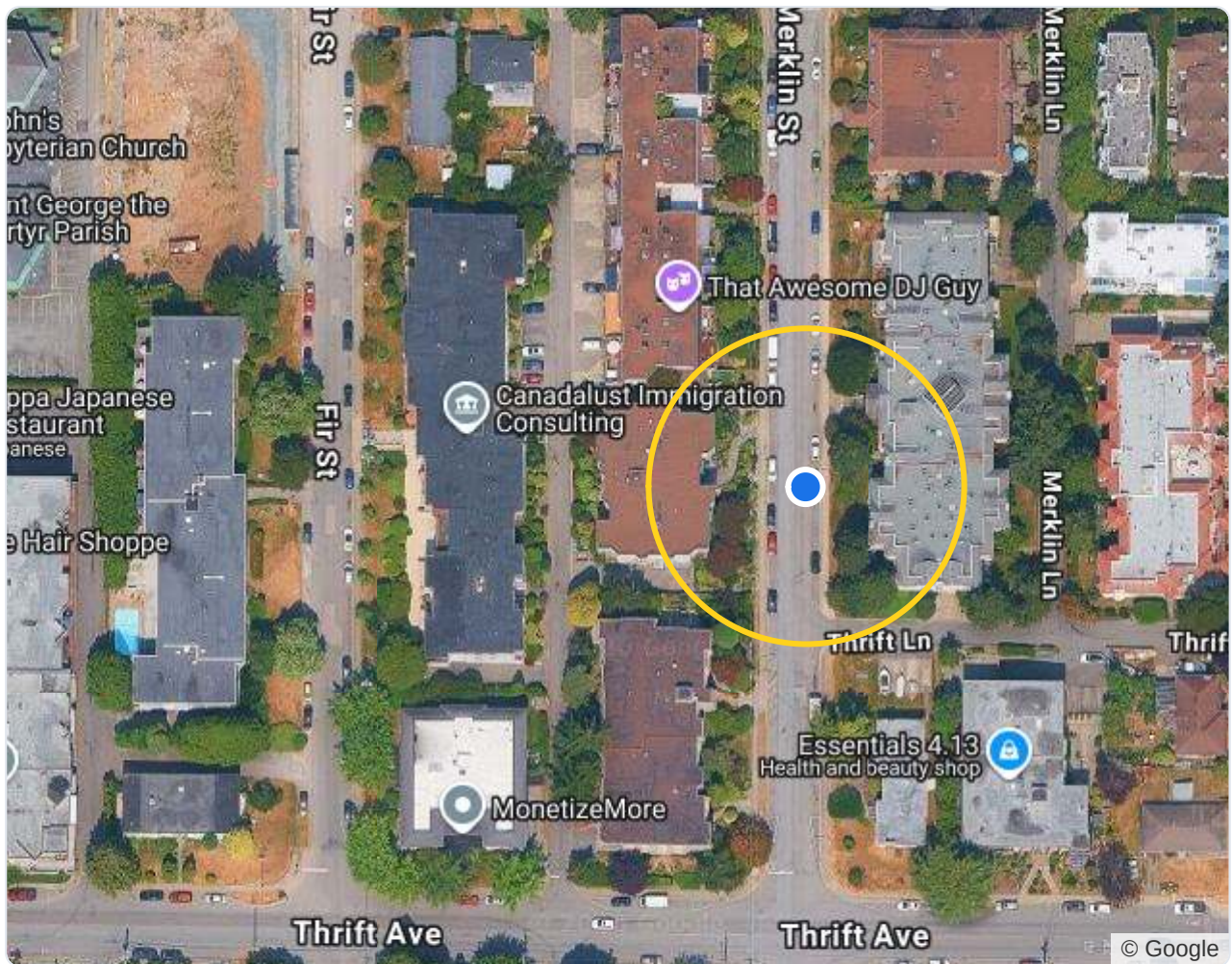
- |            |                    |
|------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Storage  |                    |

## Maintenance Fees Include

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- |                  |              |
|------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening  |
| ✓ Gas            | ✓ Heat       |
| ✓ Hot Water      | ✓ Management |

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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



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