

BUILDING BROCHURE

OCEAN BLUFF COURT - 14220 19A BUILDING

14220 19A Ave. · White Rock, BC V4A 8K9 · Sunnyside Park Surrey



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1 FOR SALE
FROM \$799,000

12-MO SOLD TREND
40.1

Unit Mix

2 Bedroom

6 units

1,226 – 1,326 sf

from \$627,500

For Sale in Ocean Bluff Court - 14220 19a Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,000	2 / 2	1257 sf	\$636	118 14220 19A AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$879,000	2 / 2ba	1234 sf	\$712	2025-04-12
\$980,000	2 / 2ba	1265 sf	\$775	2023-05-16
\$870,000	2 / 2ba	1326 sf	\$656	2023-02-22
\$670,000	2 / 2ba	1322 sf	\$507	2021-03-17

Value & Financing

Price Positioning

\$636 /sq ft

Active listings here average **\$636/sf** vs **\$713/sf** across Sunnyside Park Surrey.

11% below area average

Mortgage Snapshot

\$3,827 /mo

Entry price (from)	\$799,000
20% down payment	\$159,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1986	LEVELS 1	SUITES 29	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2432	MANAGEMENT Profile Properties Ltd.

Overview

Ocean Bluff Court - 14220 19A Avenue, White Rock, BC V4A 8K9, Strata Plan No. NWS2432, 1 level, 29 townhouses, built 1986 - located at the corner of 142nd Street and 19A Avenue in Sunnyside Park sub area of South Surrey. Ocean Bluff Court is a collection of 29 two bedroom detached rancher town homes between the sizes of 1,205 to 1,346 sq. ft which is located in a quiet Ocean Bluff retirement community with wide roads and beautifully landscaped grounds. These spacious townhouses include large windows, cozy gas fireplaces, kitchens windows, bright white appliances, tile flooring, oak cabinets, full wrap laminate countertops in kitchens and bathrooms,

spacious breakfast nook, in suite laundry, fenced front courtyards and spacious rear patios, single car garage plus parking pads. Ocean Bluff Court is extremely clean well run self managed complex with a pro active council 604-536-8498. 1 small cat or dog allowed, no rentals, age; 55+.

This Ocean Bluff Court location is ultra-convenient, with many neighborhood amenities within walking distance. Youâ€™ll also find some of your favorite restaurants and shops; Earls, Boston Pizza and Semiahmoo Centre are within minutes. Shop for groceries at Safeway, Save on Foods or Buy-Low, or take advantage of the rural setting such as Centennial Park, Bakerview Park, White Rock Park and White Rock beaches.

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Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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