

BUILDING BROCHURE

PACIFIC TERRACE - 15111 RUSSELL BUILDING

15111 Russell Ave. · White Rock, BC V4B 2P4 · White Rock



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2 FOR SALE
FROM \$540,000

12-MO SOLD TREND
-6.3

Unit Mix

1 Bedroom

24 units
693 – 1,067 sf
from \$305,000

2 Bedroom

20 units
1,108 – 1,624 sf
from \$385,000

3 Bedroom

2 units
2,120 – 2,120 sf
from \$650,000

For Sale in Pacific Terrace - 15111 Russell Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$850,000	3 / 3	2120 sf	\$401	101 15111 RUSSELL AVENUE
\$540,000	1 / 1	778 sf	\$694	502 15111 RUSSELL AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$350,000	1 / 1ba	743 sf	\$471	2025-08-07
\$378,750	1 / 1ba	927 sf	\$409	2025-06-06
\$425,000	1 / 2ba	1067 sf	\$398	2025-05-01
\$425,000	2 / 2ba	1192 sf	\$357	2025-05-01

Value & Financing

Price Positioning

\$548 /sq ft

Active listings here average **\$548/sf** vs **\$695/sf** across White Rock.

21% below area average

Mortgage Snapshot

\$2,586 /mo

Entry price (from) **\$540,000**

20% down payment **\$108,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1988	LEVELS 9	SUITES 84	CONSTRUCTION Concrete
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1991	MANAGEMENT Leonis Management & Consultants Ltd.

Overview

Pacific Terrace - 15111 Russell Avenue, White Rock, BC V4B 2P4, Strata Plan No. LMS1991, 9 levels, 84 units, built 1988 - located at Russell Avenue and Foster Street in Uptown White Rock. Pacific Terrace is a one of White Rock's finest solid concrete buildings with spectacular panoramic views of the Ocean, Gulf Islands and Mountain Baker. You will feel like you are at a hotel - fabulous building includes a concierge, elegant lobby entry with 2 elevators, guest suite, indoor swimming

pool, hot tub, sauna, exercise equipment, library, workshop & penthouse roof top lounge & sundeck with panoramic views. Finishing details are Yaletown chic. Pacific Terrace condos feature loads of large windows, cozy gas fireplaces, crown moldings, open balconies and in suite laundry. Spacious kitchens have full wrap laminate countertops with spacious breakfast nook, Armadi "Continental Plus" kitchen cabinets, and easy care vinyl flooring. The bathrooms also have Kohler soaker tub and bathroom fixtures, separate shower stall as well as full cabinet-width mirror. Pacific Terrace is well managed by Park Place 604-271-7788 and the maintenance fee includes heat, natural gas for fireplace, basic cablevision, indoor pool and concierge. No rentals, not pets, no age restrictions.

With exceptional convenience and remarkable oceanfront living condos, the Pacific Terrace condos will be just minutes away from the White Rock beach as well as Semiahmoo Mall where you will find local amenities such as groceries, electronics, clothing and medical centers. Steps to Parks, Shoppers, Buy-low Foods, Semiahmoo Secondary, and White Rock Community Center, plus direct access to highways 99 and public transit, gives you the freedom to do as you please.

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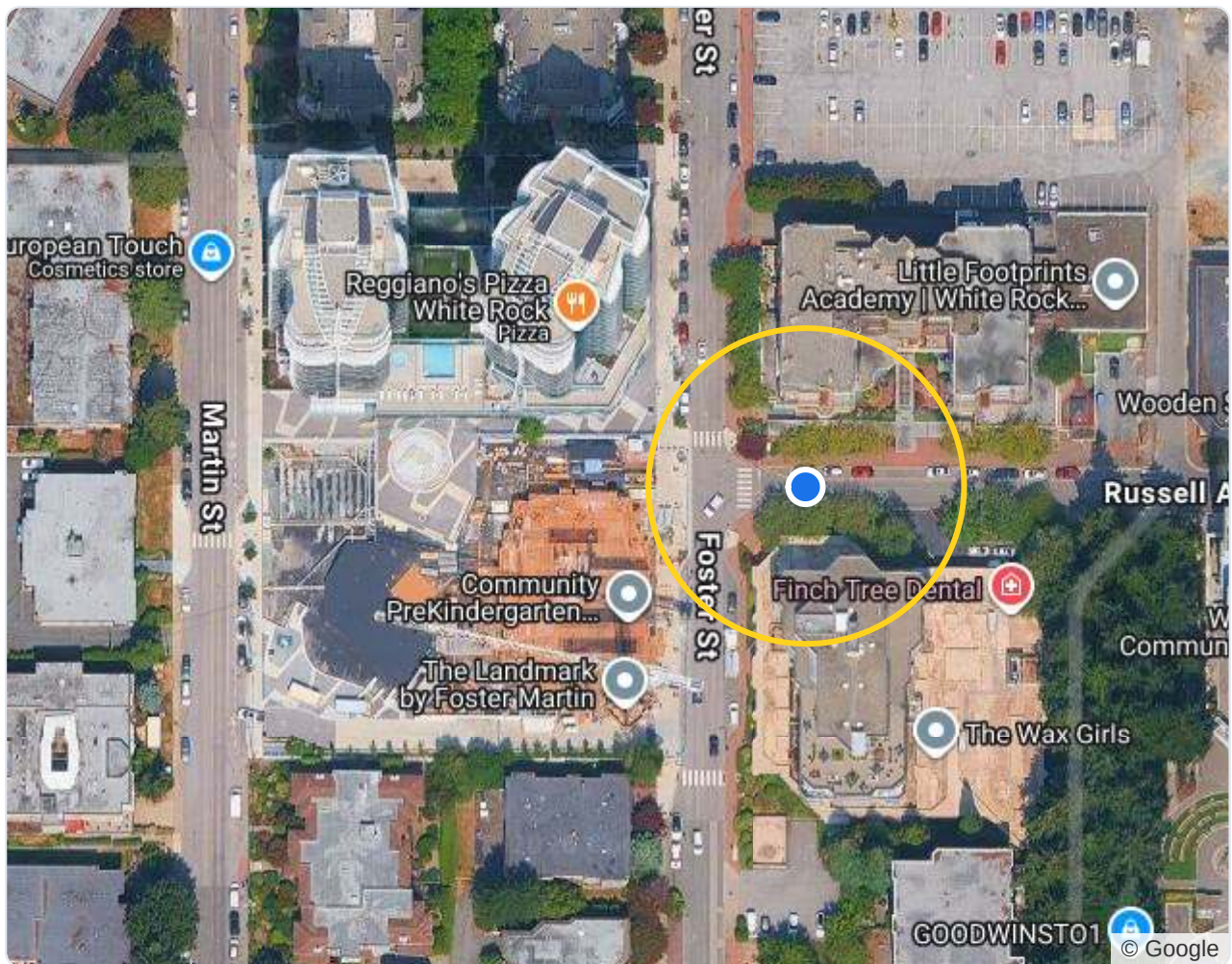
Amenities & Features

- | | |
|----------------|--------------------|
| ✓ Bike Room | ✓ Exercise Centre |
| ✓ Guest Suite | ✓ In Suite Laundry |
| ✓ Pool; Indoor | ✓ Sauna/steam Room |

Maintenance Fees Include

- | | |
|-----------------------|--------------|
| ✓ Cable/satellite | ✓ Caretaker |
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Heat |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

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