

THE COURTYARDS AT OCEAN PARK

12743 16 Ave. · Surrey, BC V4A 1N2 · Crescent Bch Ocean Pk.



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2 FOR SALE
FROM \$629,000

5 SOLD · 12 MO
\$655,000–\$825,000



Unit Mix

2 Bedroom

12 units
1,530 – 1,766 sf
from \$629,000

3 Bedroom

1 unit
1,715 – 1,715 sf
from \$825,000

For Sale in The Courtyards At Ocean Park & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,900	2 / 3	1736 sf	\$461	102 12741 16 AVENUE
\$629,000	2 / 2	1636 sf	\$384	104 12749 16 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$775,000	2 / 3ba	1744 sf	\$444	2026-06-08
\$655,000	2 / 2ba	1702 sf	\$385	2026-04-27
\$680,000	2 / 3ba	1706 sf	\$399	2026-03-26
\$740,000	2 / 3ba	1766 sf	\$419	2026-01-30

Value & Financing

Price Positioning

\$423 /sq ft

Active listings here average **\$423/sf** vs **\$744/sf** across Crescent Bch Ocean Pk..

43% below area average

Mortgage Snapshot

\$3,012 /mo

Entry price (from) **\$629,000**

20% down payment **\$125,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1981	SUITES 32	CONSTRUCTION Frame	EXTERIOR Stucco
TITLE TO LAND Freehold Strata		STRATA PLAN NWS1703	

Overview

12743 16 Ave, Surrey, V4A 1N2 Levels, 0 Suites. Built 1981, Construction: Frame, Units in Strata: 0, No Pets: , Dogs: , Cats: , Strata No: NWS1703. The Courtyards At Ocean Park at 12743 16 Ave is located in Crescent Bch Ocean Pk., Surrey & was built in 1981 with 0 suites over levels. The Courtyards of Ocean Park! Beautiful townhouse in quiet, low density complex located in the heart of Ocean Park. Walking distance to all amenities.

Amenities & Features

✓ None

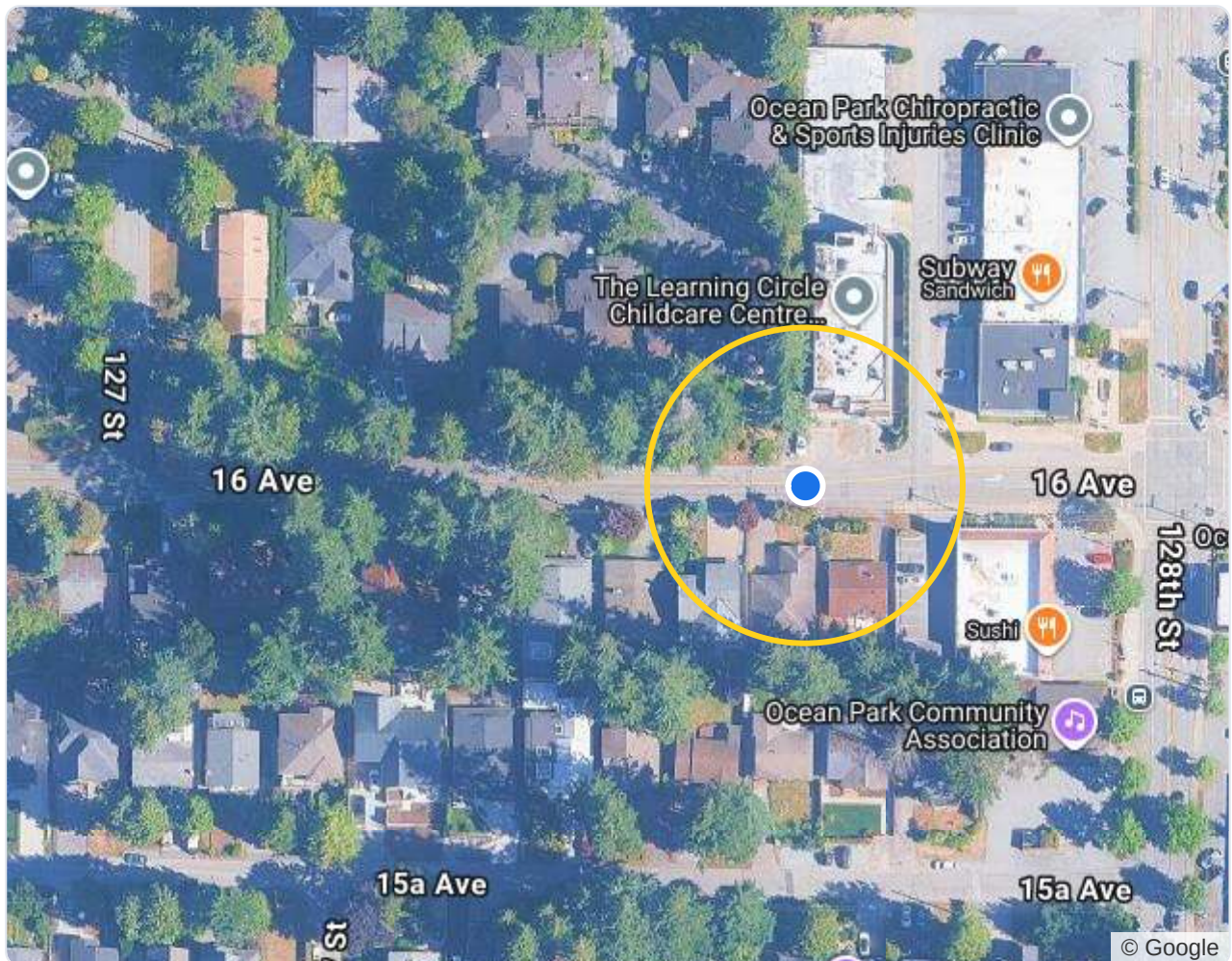
Maintenance Fees Include

✓ Caretaker

✓ Gardening

✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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