

BUILDING BROCHURE

FUSION

by Lakewood

13886 62 Ave. · Surrey, BC V3X 0G2 · Sullivan Station



Scan to view online



4 FOR SALE
FROM \$749,000

6 SOLD · 12 MO
\$742,000–\$819,000


12-MO SOLD TREND
-17

Unit Mix

3 Bedroom

31 units
1,424 – 1,687 sf
from \$595,000

4 Bedroom

4 units
1,581 – 1,643 sf
from \$735,000

For Sale in Fusion By Lakewood & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$789,000	3 / 3	1564 sf	\$504	10 13886 62 AVENUE
\$786,000	4 / 3	1581 sf	\$497	12 13886 62 AVENUE
\$768,000	3 / 3	1547 sf	\$496	25 13886 62 AVENUE
\$749,000	3 / 3	1484 sf	\$505	20 13886 62 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$742,000	3 / 3ba	1424 sf	\$521	2026-06-09
\$749,000	4 / 3ba	1598 sf	\$469	2026-04-30
\$742,000	3 / 3ba	1541 sf	\$482	2026-04-23
\$819,000	3 / 3ba	1612 sf	\$508	2025-10-23

Value & Financing

Price Positioning

\$501 /sq ft

Active listings here average **\$501/sf** vs **\$511/sf** across Sullivan Station.

2% below area average

Mortgage Snapshot

\$3,587 /mo

Entry price (from)	\$749,000
20% down payment	\$149,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2013	LEVELS 3	SUITES 56	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN EPS1577	MANAGEMENT Davin Management Ltd

Overview

Fusion By Lakewood at 13886 62 Avenue, Surrey, BC V3X, Canada, Strata Plan EPS1577. 3 levels, 56 townhomes in the development, built in 2013. Maintenance fees include garbage pickup, gardening, management and recreation facility. Features/Amenities are the club house, garden and in-suite laundry. Walking distance childcare services include Butterfly Kindercare, Kidstreet Clubhouse, Gingerbread House Day Care and Champlain Child Development Centre. Nearby Parks include Unwin Park and Hazelnut Meadows Community Park. Developed by Lakewood, Fusion is located on a quiet residential road surrounded by green space and trees.

Crossroads are King George Highway and 62nd Avenue.

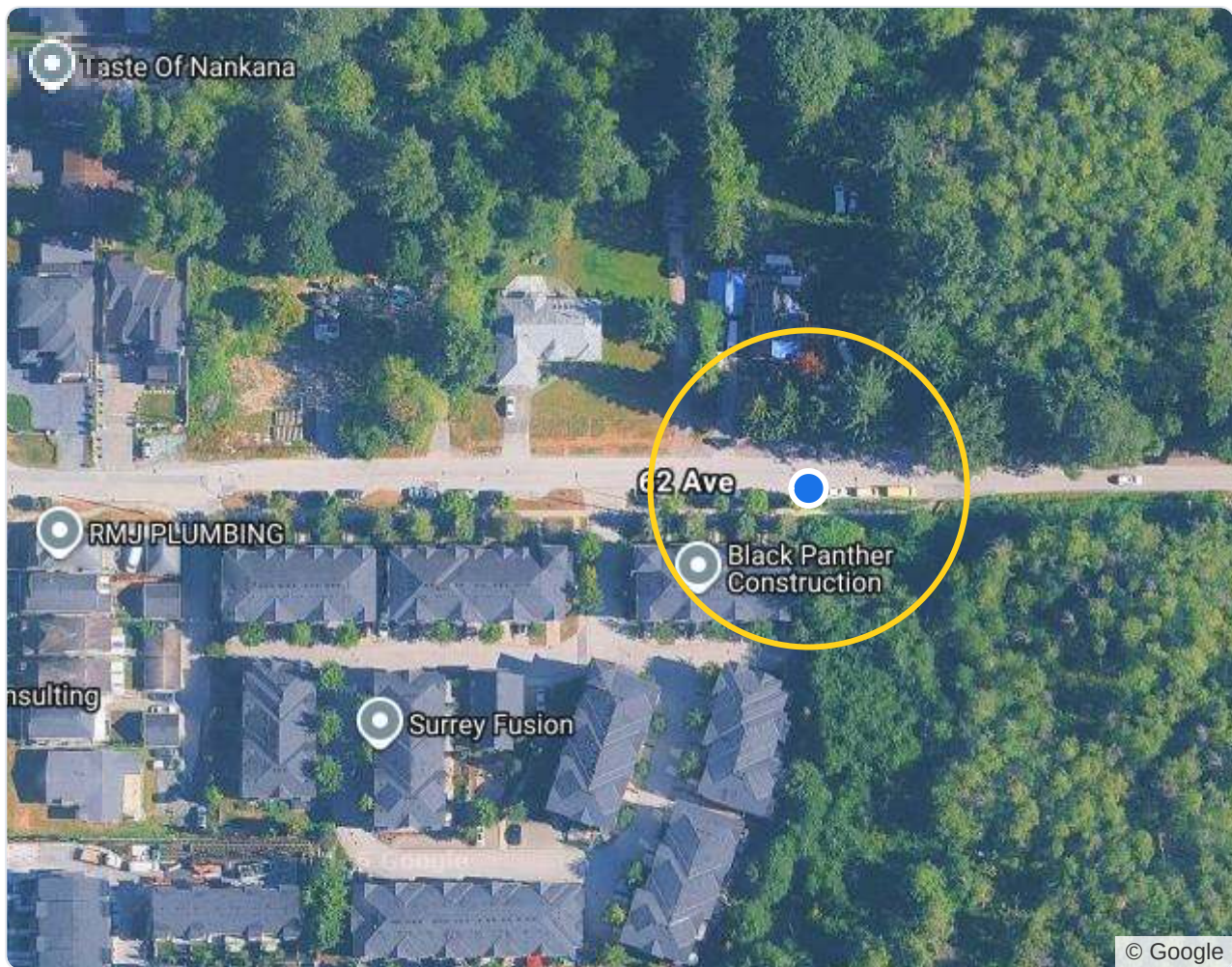
Amenities & Features

- | | |
|--------------------|----------|
| ✓ Club House | ✓ Garden |
| ✓ In Suite Laundry | |

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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