

BUILDING BROCHURE

THE GARDENS – 15099 28 BUILDING

15099 28 Ave. · Surrey, BC V4P 1P3 · Elgin Chantrell



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2 FOR SALE
FROM \$899,600

1 SOLD · 12 MO
\$840,000–\$840,000



Unit Mix

2 Bedroom

2 units
1,768 – 1,978 sf
from \$826,000

3 Bedroom

12 units
1,535 – 2,207 sf
from \$721,500

For Sale in The Gardens - 15099 28 Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$924,880	3 / 3	1535 sf	\$603	5 15099 28 AVENUE
\$899,600	3 / 3	1907 sf	\$472	24 15099 28 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$840,000	3 / 3ba	2084 sf	\$403	2026-04-19
\$985,000	3 / 3ba	2035 sf	\$484	2024-08-09
\$975,000	3 / 3ba	1909 sf	\$511	2024-04-02
\$960,000	3 / 3ba	1938 sf	\$495	2024-01-27

Value & Financing

Price Positioning

\$537 /sq ft

Active listings here average **\$537/sf** vs **\$582/sf** across Elgin Chantrell.

8% below area average

Mortgage Snapshot

\$4,308 /mo

Entry price (from)	\$899,600
20% down payment	\$179,920
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1997	LEVELS 2	SUITES 32	CONSTRUCTION Frame Wood
EXTERIOR Stucco	TITLE TO LAND Freehold	STRATA PLAN LMS1874	MANAGEMENT Associa

Overview

The Gardens at Semihamoo - 15099 28 Ave, Surrey, BC V4P 1P3, Canada. Strata Plan No. LMS1874, 2 levels, 32 townhouses, built 1997 - located at King George Blvd and 28th Avenue in the South Point community of South Surrey. The Gardens at Semihamoo is a collection of 32 three & four bedroom single family detached townhomes between the sizes of 1,600 to 1,948 sq. ft tucked protected woodlands, green spaces and creeks. These spacious townhouses include marble foyer, open floor plans with high ceilings, bright open windows, radiant heated floors, cozy gas fireplaces, large in suite laundry, bright white kitchens with full wrap laminate countertops,

sunny eating area, Armadi "Continental Plus" kitchen cabinets, easy care vinyl flooring, deluxe ensuite with soaker tub and separate shower stall, large lofts with huge storage area, built in vacuum, single or double garages, plus large private back yards for entertainment. The Gardens at Semihamoo is a secure gated complex with wonderful clubhouse for meeting and private use. The Gardens at Semihamoo is well maintained by Crossroads Management 778-578-4445. 1 cat or 1 dog allowed; Limited rentals 1 unit allowed, Age: 19+.

The Gardens complex is located near 152nd Street, Highway 99 and King George Highway, providing easy access to South Surreys commuting life-lines. Whether making a trip to Vancouver Airport, spending a day at White Rock Beach, or heading across the U.S. border for some shopping, the Gardens is ideally located for any venture. However, with all the conveniences within walking distance, the Gardens is just moments to Southpoint Exchange Mall, Peninsula Village, Save On Foods, Semiahmoo Trail, Sunnyside Elementary, and parks.

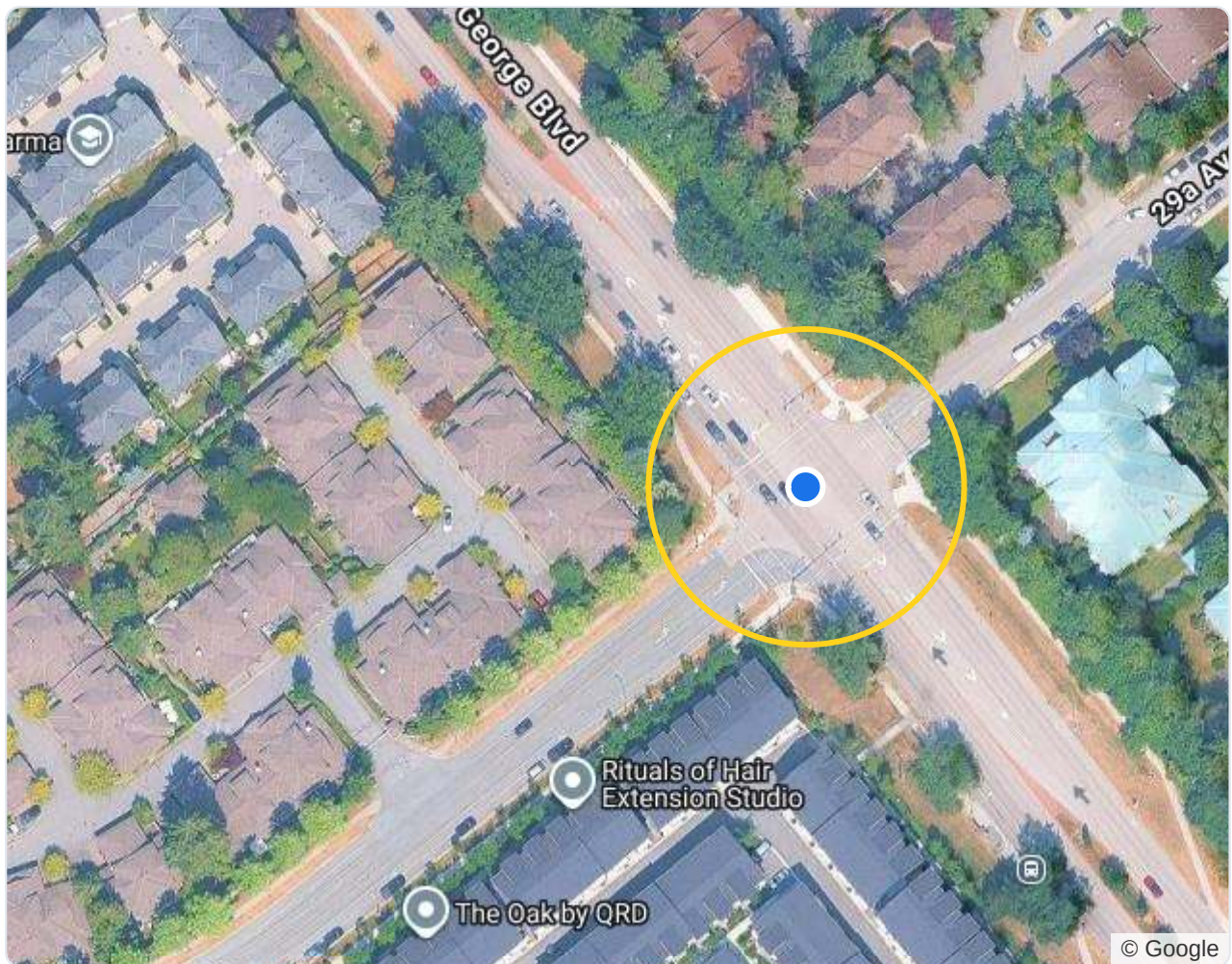
Amenities & Features

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

Maintenance Fees Include

- | | |
|------------------|-------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Management | |

Location



Les Twarog

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