

BUILDING BROCHURE

EDGEWATER - 15195 36TH BUILDING

15195 36th Ave. · Surrey, BC V3S 4R3 · Morgan Creek



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2 FOR SALE
FROM \$499,900

15 SOLD · 12 MO
\$480,000-\$1,425,000

12-MO SOLD TREND
3.2

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom 22 units 680 – 833 sf from \$459,900	2 Bedroom 58 units 789 – 1,377 sf from \$515,000	3 Bedroom 1 unit 1,048 – 1,048 sf from \$790,000	5 Bedroom 1 unit 3,654 – 3,654 sf from \$1,425,000
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For Sale in Edgewater - 15195 36th Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$535,000	1 / 1	698 sf	\$766	307 15195 36 AVENUE
\$499,900	1 / 1	693 sf	\$721	308 15185 36 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$770,000	2 / 2ba	1230 sf	\$626	2026-07-16
\$695,000	2 / 2ba	998 sf	\$696	2026-06-28
\$668,800	2 / 2ba	985 sf	\$679	2026-06-23
\$1,425,000	5 / 5ba	3654 sf	\$390	2026-05-24

Value & Financing

Price Positioning \$744 /sq ft Active listings here average \$744/sf vs \$565/sf across Morgan Creek. 32% above area average	Mortgage Snapshot \$2,394 /mo <table> <tr> <td>Entry price (from)</td><td>\$499,900</td></tr> <tr> <td>20% down payment</td><td>\$99,980</td></tr> <tr> <td>Rate / amortization</td><td>5.24% · 25 yr</td></tr> </table> <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>	Entry price (from)	\$499,900	20% down payment	\$99,980	Rate / amortization	5.24% · 25 yr
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YEAR BUILT 2013	LEVELS 3	SUITES 201	CONSTRUCTION Frame - Wood
EXTERIOR Stone	TITLE TO LAND Freehold Strata	STRATA PLAN EPS867	DEVELOPER Barber Creek Development Ltd
MANAGEMENT Obsidian Property Management Ltd.			

Overview

Edgewater - 15195 36th Avenue, South Surrey, BC V3S 4R3, 3 levels, total 201 units, built 2013; crossing roads: 152 street and 36th Avenue in The Rosemary Heights neighborhood of South Surrey. Tucked next to a pristine creek and forested parklands and overlooking the scenic Nicomekl River, you'll find Edgewater a 14-acre waterfront condo community that is being developed, designed and marketed by a team of award-winning professionals: Barber Creek Development Ltd., Focus Architecture, BYU Design as the interior designer, and Fifth Avenue Real Estate Marketing Ltd. The Edgewater will comprise 201 unique homes in Byu Design buildings at 15145, 15155, 15175, 15185 & 15195 36th Avenue. You can view a virtual tour of the Edgewater [here](#).

This collection of one and two bedroom condos ranging from 680 to 1344-square-feet features West Coast architecture. Beautifully landscaped gardens, terrific corridor and waterscapes provide a reprieve from the pace of the city. Inside, contemporary interiors boast laminate hardwood floors, cozy fireplaces, 9' ceilings, quartz/granite countertops, high-end stainless steel appliances, Whirlpool deluxe washer and dryer, and the spa-inspired bathrooms have marble counters, rain water shower heads, porcelain tile floors and mosaic surrounds and deep soak tubs. Plus spacious decks and patios invite outdoor entertaining.

The Edgewater Outlook Club is the perfect spot to unwind after your day and includes a rooftop pool, fireside lounge, chefs kitchen, fitness centre, yoga studio, and workshop. The complex also includes a concierge house at the entry gate, car and dog wash area, secure underground parking, and video enter-phone system.

Nestled in a dazzling natural setting, your home at Edgewater within an easy 10 minutes drive to White Rocks famous beachfront restaurants and galleries, neighborhood shopping destinations like Morgaon Crossing, South Point Exchange, Peninsula Village Shopping Center, Semiahmoo Shopping Center, and the U.S. border. South Surrey Park & Ride, Riverside Golf Center, Choice Market, Rosemary Heights West and Highway 99 to Vancouver all make the move to Edgewater a smart one.

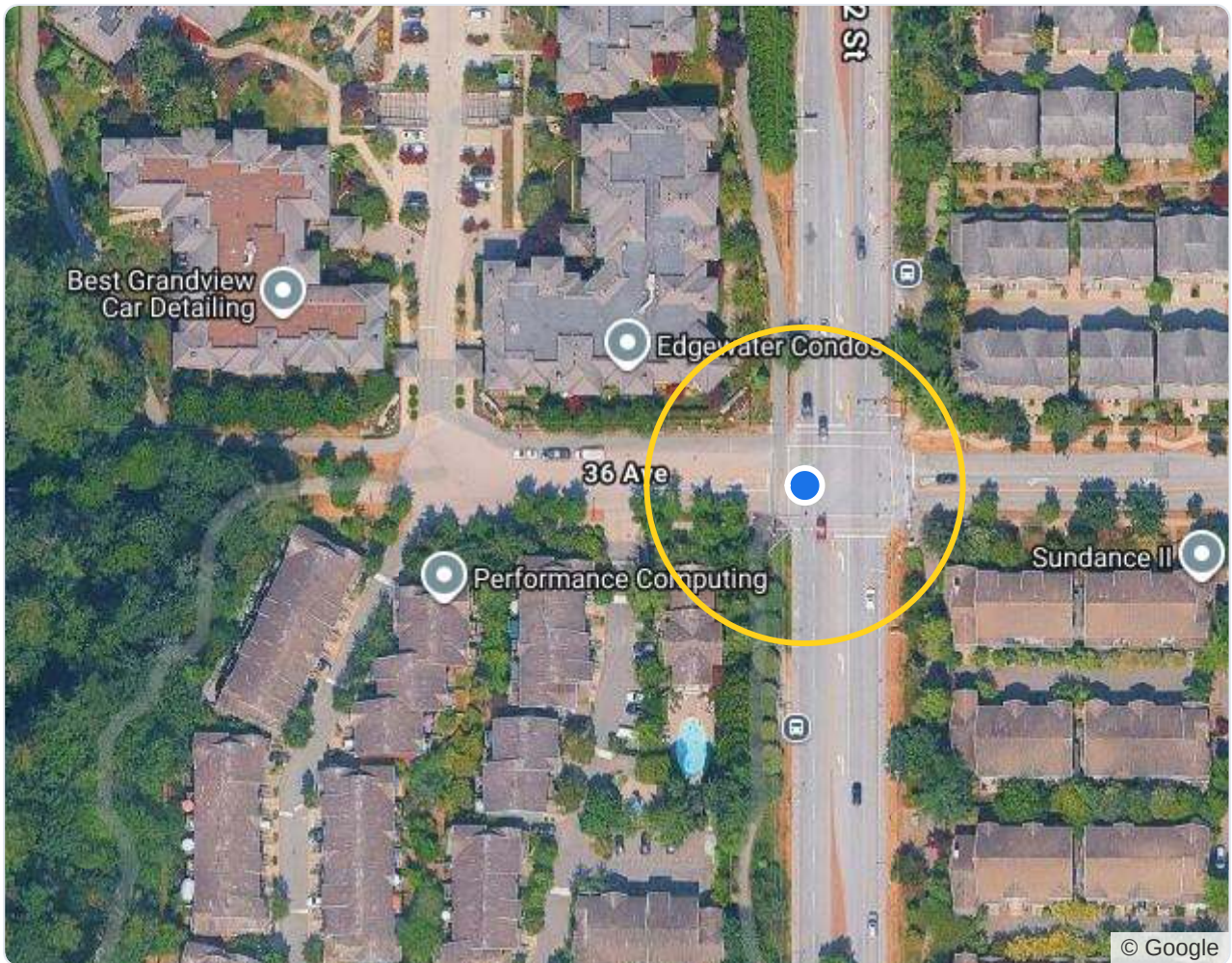
Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ Club House | ✓ Elevator |
| ✓ Exercise Centre | ✓ Guest Suite |
| ✓ In Suite Laundry | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

- | | |
|-----------------------|--------------|
| ✓ Gardening | ✓ Gas |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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