

BUILDING BROCHURE

SUNDANCE - 15233 34TH BUILDING

15233 34th Ave. · Surrey, BC V3S 2T7 · Morgan Creek



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2 FOR SALE
FROM \$610,000

8 SOLD · 12 MO
\$618,000-\$780,000



Unit Mix

2 Bedroom 6 units 1,259 – 1,436 sf from \$610,000	3 Bedroom 35 units 1,227 – 1,647 sf from \$527,000	4 Bedroom 4 units 1,410 – 1,471 sf from \$670,000
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For Sale in Sundance - 15233 34th Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$649,900	3 / 2	1301 sf	\$500	86 15233 34 AVENUE
\$610,000	2 / 1	1320 sf	\$462	2 15233 34 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$717,000	3 / 2ba	1411 sf	\$508	2026-06-29
\$618,000	2 / 1ba	1380 sf	\$448	2026-06-23
\$670,000	4 / 3ba	1458 sf	\$460	2026-05-14
\$693,900	4 / 4ba	1410 sf	\$492	2026-04-06

Value & Financing

Price Positioning \$481 /sq ft Active listings here average \$481/sf vs \$572/sf across Morgan Creek. 16% below area average	Mortgage Snapshot \$2,921 /mo Entry price (from) \$610,000 20% down payment \$122,000 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2003	LEVELS 3	SUITES 93	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS184	DEVELOPER Adera
MANAGEMENT Crossroads Management Ltd.			

Overview

Sundance - 15233 34 Avenue Surrey, BC V3S 2T7, BCS184 - Located in the Morgan Creek neighbourhood of Surrey on 34 Avenue 152 Street. This is a prime location that is close to transit, Morgan Elementary, Save-on-Foods, Tim Hortons, restaurants, medical services, shopping, recreation, Morgan Creek Golf Course, parks and much more! ! Direct access to major transportation routes allows an easy commute to surrounding destinations including Delta, Langley, Downtown Vancouver, the US Border and Richmond. i»¿Sundance offers 195 beautiful townhomes built in 2003 by Adera and are professionally managed. Most homes feature three levels, spacious open concept floor plans, insuite laundry, cozy fireplaces, gourmet kitchens with island, expansive windows to brighten living spaces, private fenced backyards and single garage with additional parking in front. This is a well maintained complex with quality construction and detail. Sundance offers a fabulous clubhouse that includes an exercise room, roller hockey ring, fire pit and more! Other complex features include visitor parking, playground amenities for the kids and landscaped grounds. There are two strata plans in this complex including Sundance I with 93 homes at 15233 34 Avenue and Sundance II with 102 homes at 15236 36th Avenue. Sundance offers comfortable tonwhome living in a desirable area in Surrey - Live here!

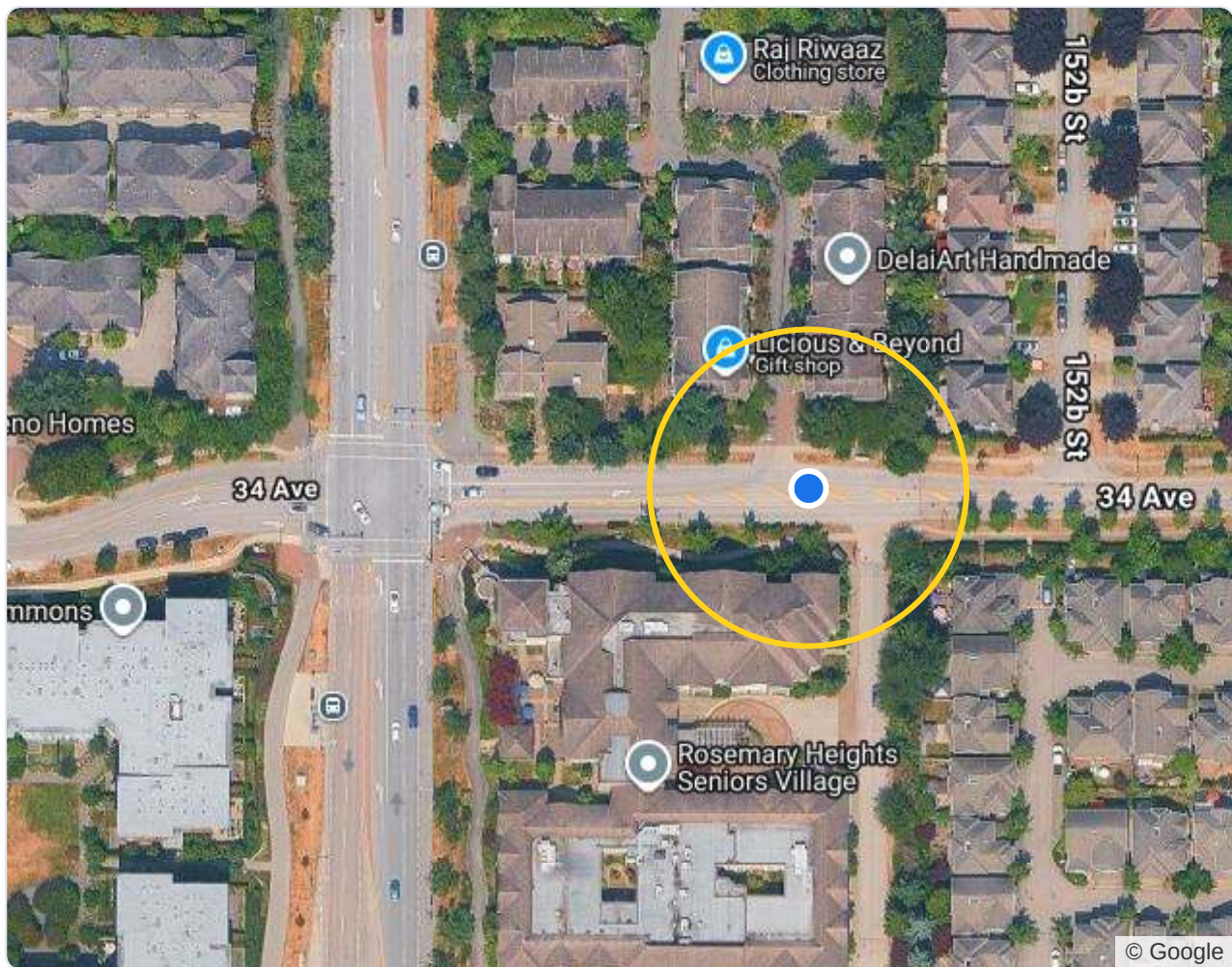
Amenities & Features

- | | |
|--------------------|-------------------|
| ✓ Club House | ✓ Exercise Centre |
| ✓ In Suite Laundry | ✓ Playground |

Maintenance Fees Include

- | | |
|-----------------------|--------------|
| ✓ Gardening | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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