

BUILDING BROCHURE

FERNGROVE

15255 36th Ave. · Surrey, BC V3S 0Y4 · Morgan Creek



Scan to view online



1 FOR SALE
FROM \$999,900

1 SOLD · 12 MO
\$861,400–\$861,400



Unit Mix

3 Bedroom

4 units
1,748 – 1,906 sf
from \$850,000

4 Bedroom

3 units
2,498 – 2,530 sf
from \$900,000

For Sale in Ferngrove & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$999,900	3 / 4	1906 sf	\$525	16 15255 36 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$861,400	3 / 3ba	1893 sf	\$455	2025-10-18
\$1,200,000	4 / 4ba	2530 sf	\$474	2024-06-09
\$1,365,000	4 / 4ba	2498 sf	\$546	2022-03-07
\$1,226,000	3 / 3ba	1748 sf	\$701	2022-01-31

Value & Financing

Price Positioning

\$525 /sq ft

Active listings here average **\$525/sf** vs **\$565/sf** across Morgan Creek.

7% below area average

Mortgage Snapshot

\$4,789 /mo

Entry price (from) **\$999,900**

20% down payment **\$199,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
2004

SUITES
29

CONSTRUCTION
Frame - Wood

EXTERIOR
Other

TITLE TO LAND Freehold Strata	STRATA PLAN BCS757	DEVELOPER Ferngrove Townhomes Ltd	ARCHITECT Gomberoff Bell Lyon Architects Group Inc
MANAGEMENT Leonis Management & Consultants Ltd.			

Overview

Ferngrove - 15255 36 Avenue Surrey, BC V3S 0Y4, BCS757 - Located on 36 Avenue and 152 Street in the popular area of Rosemary Heights in South Surrey. Ferngrove offers 29 townhomes built in 2004 by Ferngrove Townhome Ltd. with heritage style architecture by the award winning Gomberoff Bell Lyon. This is a well maintained complex that is professionally managed. These homes are centrally located near transit, schools, Morgan Creek Golf Course, Softball City, Sunnyside Acres Urban Forest Park, restaurants, shopping, White Rock Beach, and all your amenities just minutes away! Direct access to major transportation routes including the Vancouver-Blaine Highway, allows an easy commute to surrounding destinations.

Stylish exteriors feature wood detailing, hardie plank siding, shingle accent gables and rainscreen technology. Residents have a private fenced yard, wood picket fence and a side-by-side double garage with a door opener. Homes feature large, open floor plans with plenty of windows for natural lighting. Interiors feature 2 designer colour schemes, a beautiful tile floor entry, cozy natural gas fireplaces in living and family rooms, berber carpet and wood style blinds throughout. Gourmet kitchens include laminate countertops, ceramic backsplash, appliance package, wood shaker style maple or white beaded cabinets and kitchen nook or island. Elegant bathrooms include designer light bars, shaker white cabinets, imported ceramic tile floor and laminate countertops.

Other features at Ferngrove include a rough-in vacuum, pre-wired security system, laundry closet with hook-ups for stacking washer and dryer, linen closet and unfinished basements. Landscaped greenspace with trees and garden areas surround Ferngrove with walking paths and benches for residents to enjoy the outdoors! This community is in a private and quiet location in Rosemary Heights with beautiful homes that suite every lifestyle - Live at Ferngrove!

Amenities & Features

✓ None

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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