

BUILDING BROCHURE

CHARLTON PARK - 15385 101A BUILDING

15385 101A Ave. · Surrey, BC V3R 0B4 · Guildford



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6 FOR SALE
FROM \$595,000

4 SOLD · 12 MO
\$436,000–\$699,500


12-MO SOLD TREND
-32.8

Unit Mix

1 Bedroom 12 units 648 – 783 sf from \$436,000	2 Bedroom 51 units 766 – 1,320 sf from \$488,000	3 Bedroom 23 units 1,158 – 1,311 sf from \$640,000
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For Sale in Charlton Park - 15385 101a Building & Complex

6 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$729,800	3 / 2	1245 sf	\$586	315 10180 153 STREET
\$699,999	2 / 2	1250 sf	\$560	101 10180 153 STREET
\$664,900	3 / 2	1158 sf	\$574	318 10180 153 STREET
\$659,000	2 / 2	911 sf	\$723	405 15385 101A AVENUE
\$624,900	2 / 2	1137 sf	\$550	430 15380 102A AVENUE
\$595,000	2 / 2	903 sf	\$659	421 15385 101A AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$436,000	1 / 1ba	696 sf	\$626	2026-07-23
\$545,000	2 / 2ba	903 sf	\$604	2026-07-02
\$635,000	2 / 2ba	1151 sf	\$552	2026-03-25
\$699,500	3 / 2ba	1311 sf	\$534	2025-09-16

Value & Financing

Price Positioning

\$609 /sq ft

Active listings here average **\$609/sf** vs **\$599/sf** across Guildford.

2% above area average

Mortgage Snapshot

\$2,850 /mo

Entry price (from) **\$595,000**

20% down payment **\$119,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2006	LEVELS 4	SUITES 353	CONSTRUCTION Frame - Wood
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EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1816	DEVELOPER Omni Pacific Development Corp
MANAGEMENT Campbell Strata Management Ltd			

Overview

Charlton Park - 15385 101a Avenue, Surrey, BC V3R 0B4, Strata Plan No. BCS1816, 4 levels, 87 units in development, 353 units in strata, built 2006 - located at the southeast corner of 153rd Street and 102a Avenue in Guildford district in Surrey. This 3 phase, 339 unit project has 137 units at 10180 153rd Street, 129 units at 15380 102A Avenue and 87 units at 15385 101A Avenue. Developed by the award winning Onni Group, this concrete Charlton Park offers a gracious style of living with a lush landscaped inner courtyard and a 3600 square foot resort style amenity. The interiors are appointed luxuriously with wood flooring, cozy fireplaces, track lighting, porcelain tile flooring in bathroom and kitchen, granite countertops, full height ceramic tile backsplash, stainless steel appliances, soaker tub, ceramic wall tile and over-sized balconies that give way to panoramic views of the city and mountains. Also a magnificent clubhouse offers an outdoor heated pool, spa, steam room, change rooms, fully equipped fitness center, billiards tables room, games table, lounge area and kitchen facilities. Charlton Park is managed by Strataco Management 604-294-4141. No Restrictions.

At the Charlton Park, everything necessary for a full and varied lifestyle is at your doorstep. A few blocks away are Guildford Mall, T&T supermarket, transit, schools, and many other shops and services. Downtown Vancouver is just half an hour away via Highway 1, or Sky Train from the Scott Road Station, and the lush Fraser Valley and Washington State are easily accessible from this central location.

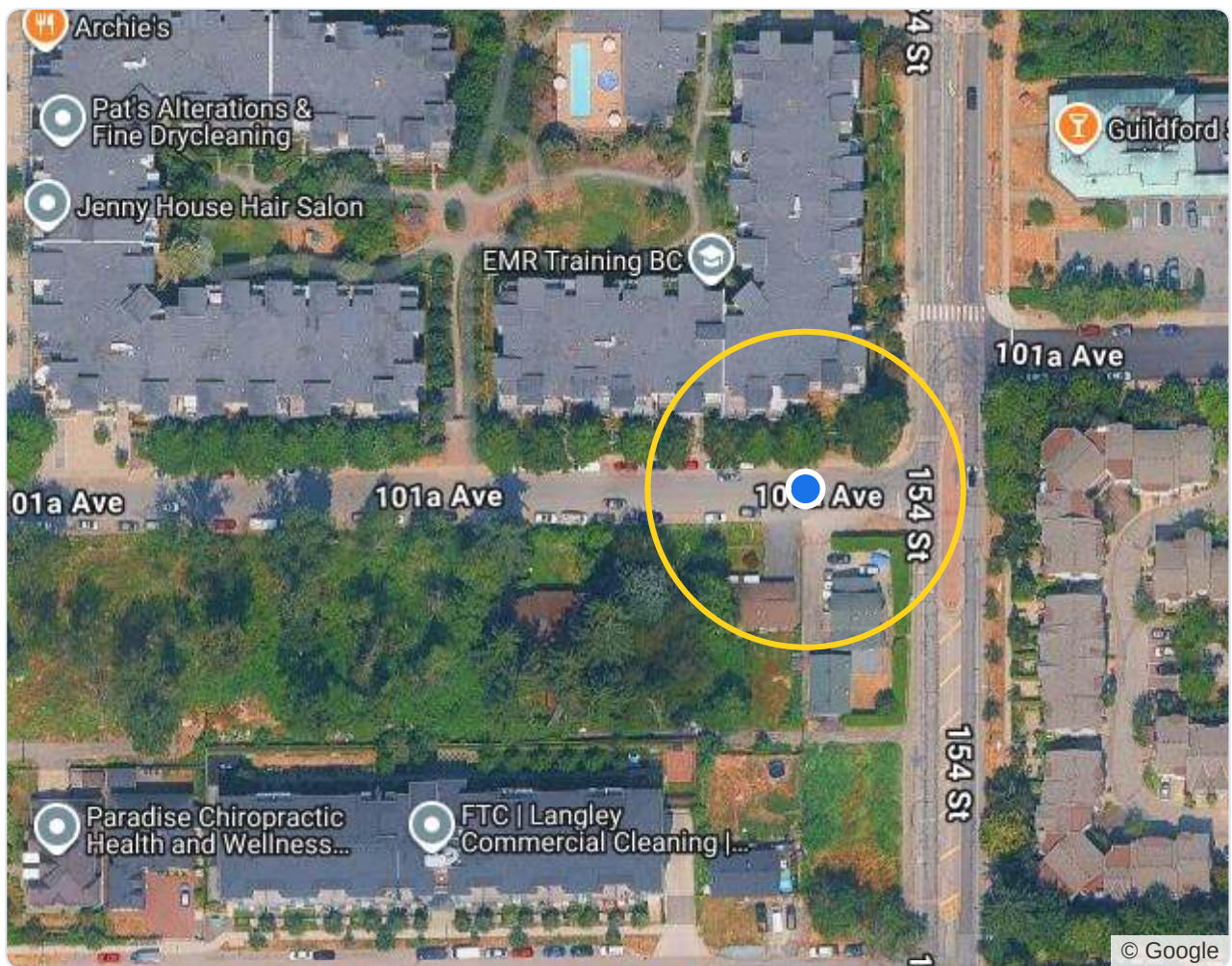
Amenities & Features

- | | |
|-------------------|---------------------|
| ✓ Bike Room | ✓ Club House |
| ✓ Exercise Centre | ✓ Guest Suite |
| ✓ Pool; Outdoor | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

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

Location



Les Twarog

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