

NUVO 2

15405 31st Ave. · Surrey, BC V3S 2W5 · Grandview Surrey



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2 FOR SALE
FROM \$699,800

3 SOLD · 12 MO
\$699,900–\$840,000



Unit Mix

2 Bedroom
3 units
1,289 – 1,307 sf
from \$710,000

3 Bedroom
31 units
1,254 – 1,561 sf
from \$562,000

4 Bedroom
4 units
1,517 – 1,545 sf
from \$715,000

For Sale in Nuvo 2 & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$869,900	4 / 4	1517 sf	\$573	22 15405 31 AVENUE
\$699,800	3 / 3	1347 sf	\$520	40 15405 31 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$840,000	4 / 4ba	1545 sf	\$544	2026-06-13
\$699,900	3 / 3ba	1355 sf	\$517	2026-04-24
\$750,000	3 / 3ba	1366 sf	\$549	2026-01-13
\$745,000	3 / 3ba	1369 sf	\$544	2025-08-12

Value & Financing

Price Positioning

\$546 /sq ft

Active listings here average **\$546/sf** vs **\$580/sf** across Grandview Surrey.

6% below area average

Mortgage Snapshot

\$3,352 /mo

Entry price (from) **\$699,800**

20% down payment **\$139,960**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2012	LEVELS 3	SUITES 43	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN BCS4135	DEVELOPER Qualico Development
MANAGEMENT Rancho Management Services (b.c.) Ltd.			

Overview

Nuvo2 - 15405 31st Avenue, White Rock, BC, Strata Plan No. LMS3152, 3 levels, 43 townhouses. Located at 31st Avenue and 168th Street in White Rock's popular Morgan Creek neighborhood, Nuvo is a two address complex at 15454 32nd Avenue and 15404 31st Avenue in White Rock and will be completed 2012.

Developed by two of the Lower Mainland's stellar developers Qualico Developments and Porte Developments, NUVO offers 43 three bedroom live and work townhomes with a spacious workspace boasting separate entrance for a perfect balance between personal and professional space. These duplex style town homes are open concept and have been planned to maximize functionality, with many sides of windows to flood the condos with natural light. The flooring in the main living areas is engineered hardwood laminate - rich, elegant, and durable. All condos have large private backyards and huge patios for entertaining and 9 foot ceilings and natural gas fireplaces indoors. The gourmet kitchens are created with granite or Caesarstone counters, Whirlpool stainless appliances, centre islands, and storage to accommodate even the most avid collector of kitchen gadgets and gizmos. In addition, the spa inspired bathrooms also have deluxe walk-in shower with frameless glass, surrounded by elegant porcelain tile flooring. Crisp white fixtures, shiny chrome faucets and accessories provide the finishing touches to this elegant space.

The Nuvo at Morgan Creek features a great location that is moments away from the beautiful White Rock Beach and Promenade. Surrounded by numerous hiking and biking trails, boutique shops, lush parks and Morgan Heights shopping center, everything is already in place for your outgoing lifestyle. And even though so much is close by the Nuvo at Morgan Creek community, Highway 99 and 10, making it very short drive to downtown Vancouver or to Seattle and even closer to big box retailers, large malls, eclectic boutique shopping, amenities and local services.

Amenities & Features

- ✓ Club House

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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