

BUILDING BROCHURE

# MORGAN CROSSING - 15735 CROYDON BUILDING

15735 Croydon Dr. · Surrey, BC V3S 2L5 · Grandview Surrey



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**3** FOR SALE  
FROM \$449,999

**9** SOLD · 12 MO  
\$424,900–\$590,000

12-MO SOLD TREND  
-36.6

## Unit Mix

### 1 Bedroom

37 units  
620 – 809 sf  
from \$424,900

### 2 Bedroom

40 units  
829 – 1,226 sf  
from \$529,000

### 3 Bedroom

6 units  
1,090 – 1,302 sf  
from \$727,000

## For Sale in Morgan Crossing - 15735 Croydon Building & Complex

3 currently active

| ASKING    | BEDS / BATHS | SIZE   | \$/SF | UNIT / ADDRESS          |
|-----------|--------------|--------|-------|-------------------------|
| \$529,000 | 2 / 2        | 893 sf | \$592 | 406 15735 CROYDON DRIVE |
| \$469,000 | 1 / 1        | 724 sf | \$648 | 215 15735 CROYDON DRIVE |
| \$449,999 | 1 / 1        | 800 sf | \$562 | 404 15785 CROYDON DRIVE |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$424,900  | 1 / 1ba | 719 sf  | \$591 | 2026-06-29 |
| \$545,000  | 2 / 2ba | 946 sf  | \$576 | 2026-06-18 |
| \$545,000  | 2 / 2ba | 947 sf  | \$576 | 2026-05-08 |
| \$590,000  | 2 / 2ba | 1010 sf | \$584 | 2026-04-07 |

## Value & Financing

### Price Positioning

**\$601** /sq ft

### Mortgage Snapshot

**\$2,155** /mo

Active listings here average **\$601/sf** vs **\$615/sf** across Grandview Surrey.

**2% below area average**

Entry price (from) **\$449,999**  
20% down payment **\$90,000**  
Rate / amortization **5.24% · 25 yr**

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

|                                          |                                                |                               |                                          |
|------------------------------------------|------------------------------------------------|-------------------------------|------------------------------------------|
| YEAR BUILT<br><b>2010</b>                | LEVELS<br><b>4</b>                             | SUITES<br><b>115</b>          | CONSTRUCTION<br><b>Concrete</b>          |
| EXTERIOR<br><b>Mixed</b>                 | TITLE TO LAND<br><b>Freehold Strata</b>        | STRATA PLAN<br><b>BCS3659</b> | DEVELOPER<br><b>Larco Investment Ltd</b> |
| ARCHITECT<br><b>F &amp; A Architects</b> | MANAGEMENT<br><b>Dwell Property Management</b> |                               |                                          |

## Overview

Morgan Crossing - 15735 Croydon Drive, Surrey, BC V3S 2L5, Strata Plan No. BCS3659, 4 levels, 115 units in Strata, 457 units in development, built 2009 - located at the corner of Corydon Drive and 24th Avenue in the Morgan Heights neighborhood of South Surrey. Morgan Crossing consists of 8 buildings at 15735, 15745, 15765, 15775, 15785 & 15795 Croydon Drive and 15850 26th Avenue. Combining sophisticated urban living with exceptional convenience, Morgan Crossing is a collection of high quality condos situated on top of gourmet grocers, wine stores, restaurants, gym, plus over 60 shops and services. Morgan Crossing is developed by Larco Investments Ltd. and designed by the award-winning F & A Architects. The homes include cozy electric fireplaces, open concept floor plans for maximize functionality, large windows for natural light, hardwood laminate flooring which comes in either African walnut or Myanmar teak, and spacious outdoor patios for entertaining. The modern kitchens have a stainless steel appliance package, granite countertops and center islands with polished square edges and ceramic tile backsplashes with interesting metal and glass detail accents. Elegant bathrooms also have three quarter-inch-thick granite countertops, and the flooring is porcelain and ceramic tile. The porcelain sink is undermount for easier cleaning and the white tub is surrounded by hand-set ceramic. You can view a virtual tour of the Morgan Crossing [here](#).

The amenities at the Morgan Crossing offer a 40,000 sqft. fitness centre with all the latest equipment and spa, a spacious lounge and meeting area with a fully equipped kitchen, and a lush landscaped private rooftop gardens to enjoy. Also, the building is secured by the National Home Warranty (1-2-5-10) and includes construction features: protective rain screen building technology, enterphone in lobby with fob entry system, pre-wired for alarm security system, hard wired smoke detectors installed in every home and gated entry underground parking and bike storage for the all residents.

Situated in a walkable community of Morgan Heights, almost a million square feet of retail and commercial space will be offered including Steve Nash Fitness World, Best Buy, Thrifty Foods, a gourmet cooking school, New York style wine bar, Indigo Bookstore, high fashion shopping and a multitude of services. Residents at Morgan Crossing can live and enjoy entertainment, leisure, recreation, shopping and dining amenities, everything you need within steps from your front doors. Morgan Crossing is managed by Crosby 604-683-8900. 2 Pets Allowed, Rentals Allowed w/Restrictions.

## Amenities & Features

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- ✓ Bike Room
- ✓ In Suite Laundry
- ✓ Wheelchair Access
- ✓ Elevator
- ✓ Storage

## Maintenance Fees Include

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- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Garbage Pickup
- ✓ Hot Water



## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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