

BUILDING BROCHURE

MORGAN CROSSING - 15765 CROYDON BUILDING

15765 Croydon Dr. · Surrey, BC V3S 2L6 · 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 - 15765 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 **\$622/sf** across Grandview Surrey.

3% 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 2010	LEVELS 4	SUITES 457	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3659	DEVELOPER Larco Investment Ltd
ARCHITECT F & A Architects		MANAGEMENT Dwell Property Management	

Overview

Morgan Crossing - 15765 Croydon Drive, Surrey, BC V3S 2L6, Strata Plan No. BCS3659, 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.

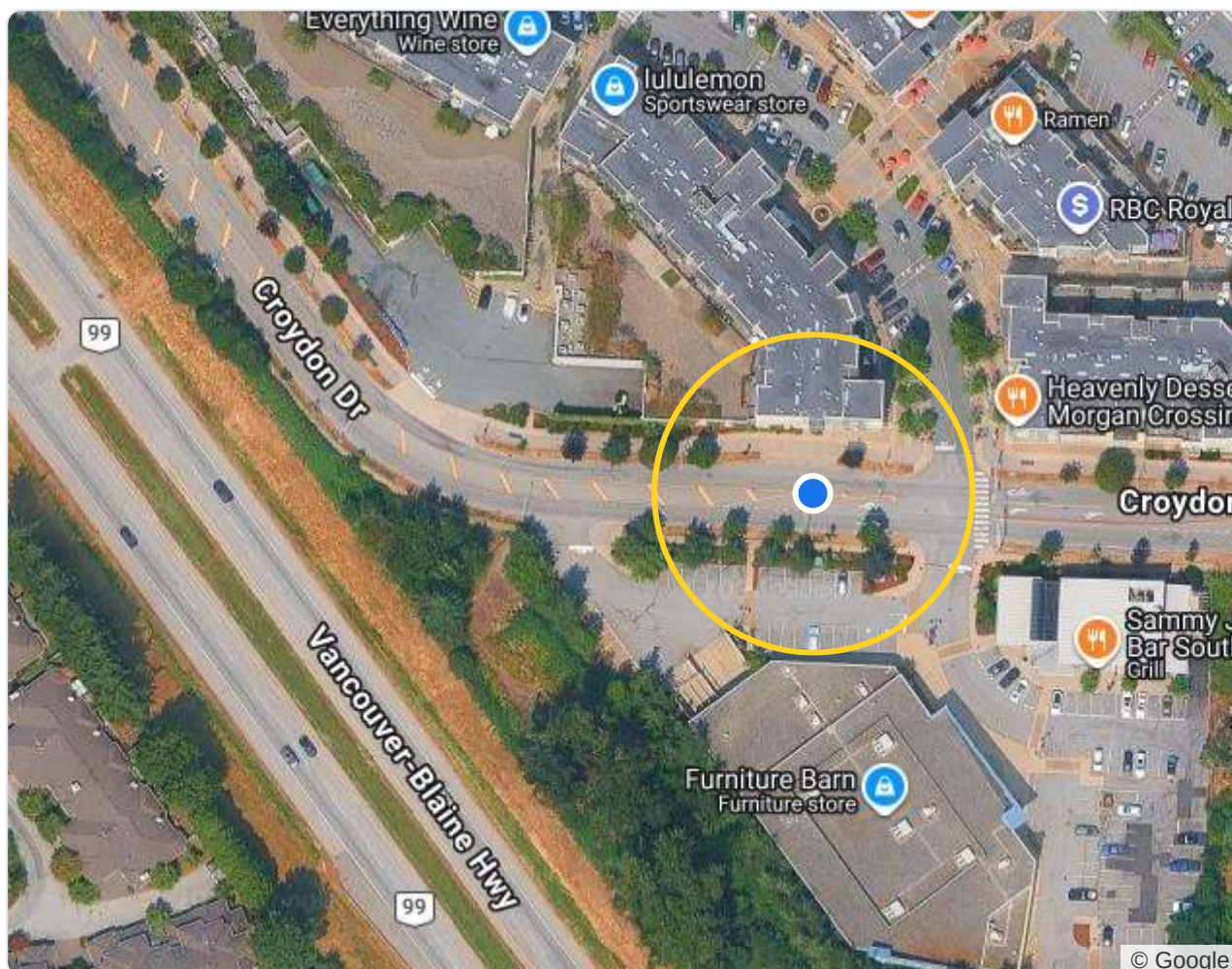
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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