

BUILDING BROCHURE

BLU LIVING

15988 32nd Ave. · White Rock, BC V3S 2J4 · Grandview Surrey



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4 FOR SALE
FROM \$1,195,000

2 SOLD · 12 MO
\$900,000–\$1,210,000



Unit Mix

5 Bedroom

38 units
2,715 – 3,463 sf
from \$880,000

For Sale in Blu Living & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,445,650	5 / 4	2994 sf	\$483	63 15988 32 AVENUE
\$1,295,000	5 / 4	2994 sf	\$433	63 15988 32 AVENUE
\$1,275,000	5 / 4	2949 sf	\$432	65 15988 32 AVENUE
\$1,195,000	5 / 4	2920 sf	\$409	50 15988 32 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$900,000	5 / 4ba	2852 sf	\$316	2026-05-19
\$1,210,000	5 / 4ba	2802 sf	\$432	2025-09-29
\$1,260,000	5 / 4ba	2951 sf	\$427	2025-06-16
\$1,250,000	5 / 4ba	2831 sf	\$442	2025-01-04

Value & Financing

Price Positioning

\$439 /sq ft

Active listings here average **\$439/sf** vs **\$593/sf** across Grandview Surrey.

26% below area average

Mortgage Snapshot

\$5,723 /mo

Entry price (from) **\$1,195,000**

20% down payment **\$239,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2011	LEVELS 3	SUITES 64	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS4099	DEVELOPER Phoenix Homes
MANAGEMENT Obsidian Property Management Ltd.			

Overview

Blu Living at Morgan Creek - 15988 32 Avenue, White Rock, BC V3S 2J4, 3 levels, 64 townhouses - centrally located at 160th Street and 32nd Avenue directly across the road from the prestigious Morgan Creek Golf Course in White Rock. Built by Phoenix Homes, BLU townhomes is a collection of 4 & 5 bedroom townhouses and single family detached strata homes ranging size between 2800 to 3300 square feet and will be completed in 2011. As far as the interiors are concerned, the Blu at Morgan Creek homes feature large and airy spaces, 9-foot ceilings, cozy gas fireplaces, hardwood laminate floors, 100% nylon carpeting in each bedroom, large private backyards and huge patio decks for outdoor entertainment. The kitchens have stainless steel energy efficient appliances in addition to shaker style cabinets, glass pendant light fixtures, large format honed limestone backsplash and polish stone countertops. In addition, the spa-like bathrooms feature porcelain tile flooring with marble slab countertops and jetted soaker tubs with tiled surrounds.

The Blu 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 Blu 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.

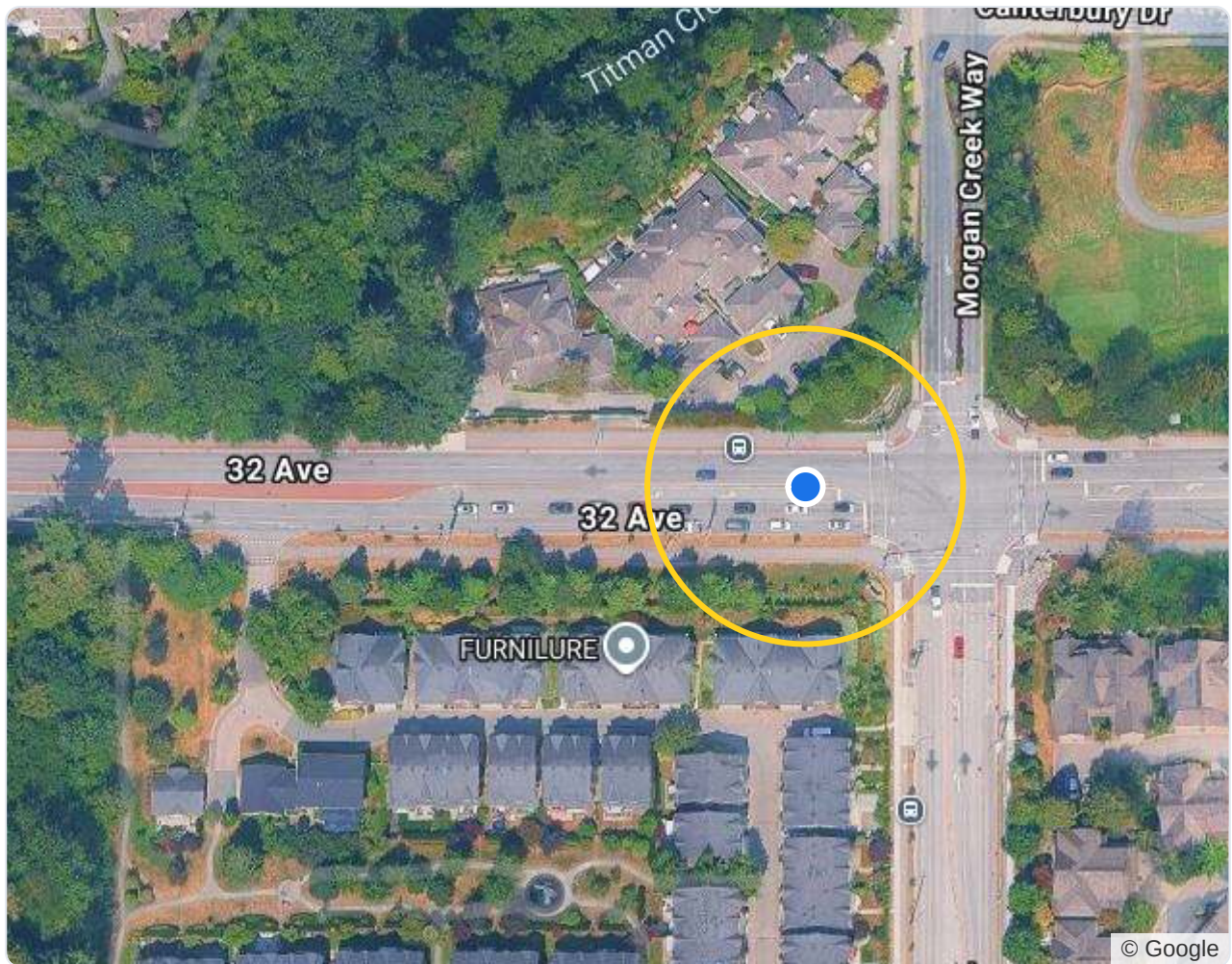
Amenities & Features

- ✓ Club House
- ✓ Guest Suite
- ✓ Garden

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Management
- ✓ Gardening
- ✓ Snow Removal

Location



Les Twarog

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