

BUILDING BROCHURE

SOUTHWYND - 1745 MARTIN BUILDING

1745 Martin Dr. · South Surrey White Rock, BC V4A 9T5 · Sunnyside Park Surrey



3 FOR SALE
FROM \$525,000

10 SOLD · 12 MO
\$480,000-\$767,900



Unit Mix

1 Bedroom

6 units
1,027 – 1,152 sf
from \$425,000

2 Bedroom

76 units
1,062 – 1,380 sf
from \$476,000

For Sale in Southwynd - 1745 Martin Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$900,000	1 / 2	1152 sf	\$781	208 1765 MARTIN DRIVE
\$550,000	2 / 2	1150 sf	\$478	402 1765 MARTIN DRIVE
\$525,000	1 / 2	1099 sf	\$478	201 1705 MARTIN DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$505,000	2 / 2ba	1072 sf	\$471	2026-08-08
\$480,000	2 / 2ba	1175 sf	\$409	2026-07-16
\$562,000	2 / 2ba	1313 sf	\$428	2026-04-25
\$550,000	2 / 2ba	1299 sf	\$423	2026-04-09

Value & Financing

Price Positioning

\$579 /sq ft

Active listings here average **\$579/sf** vs **\$677/sf** across Sunnyside Park Surrey.

14% below area average

Mortgage Snapshot

\$2,514 /mo

Entry price (from)	\$525,000
20% down payment	\$105,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1994	LEVELS 4	SUITES 176	CONSTRUCTION Concrete
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1107	

Overview

Southwynd 1745 Martin Dr, Surrey, BC V4A 6E7, Canada LMS1107. Southwynd is located on Martin Drive and Southmere Crescent in a convenient neighbourhood of Surrey. Built in 1994, it offers 179 homes that are well maintained and professionally managed by Crossroads: 604-594-5643. This is a prime location just steps away from Semiahmoo Centre, Sawbucks's Neighbourhood Pub, Shoppers Drug Mart, Peace Arch Hospital, and White Rock Playhouse

Theatre. Transit and major routes are close by and within walking distance. Features of Southwynd include a club house, an elevator, an exercise centre, and in suite laundry. Restrictions of Southwynd include 19+ age restriction, no pets and no rentals.

Other Address in the complex include 1705, 1725, 1745, 1765 and 1785 Martin Drive. Maintenance fees include Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, management, recreation facility and snow removal. Features and Amenities include club house, elevator, exercise centre, in-suite laundry, storage space and attached workshop.

Amenities & Features

- | | |
|-------------------|--------------------|
| ✓ Club House | ✓ Elevator |
| ✓ Exercise Centre | ✓ In Suite Laundry |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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scan or call