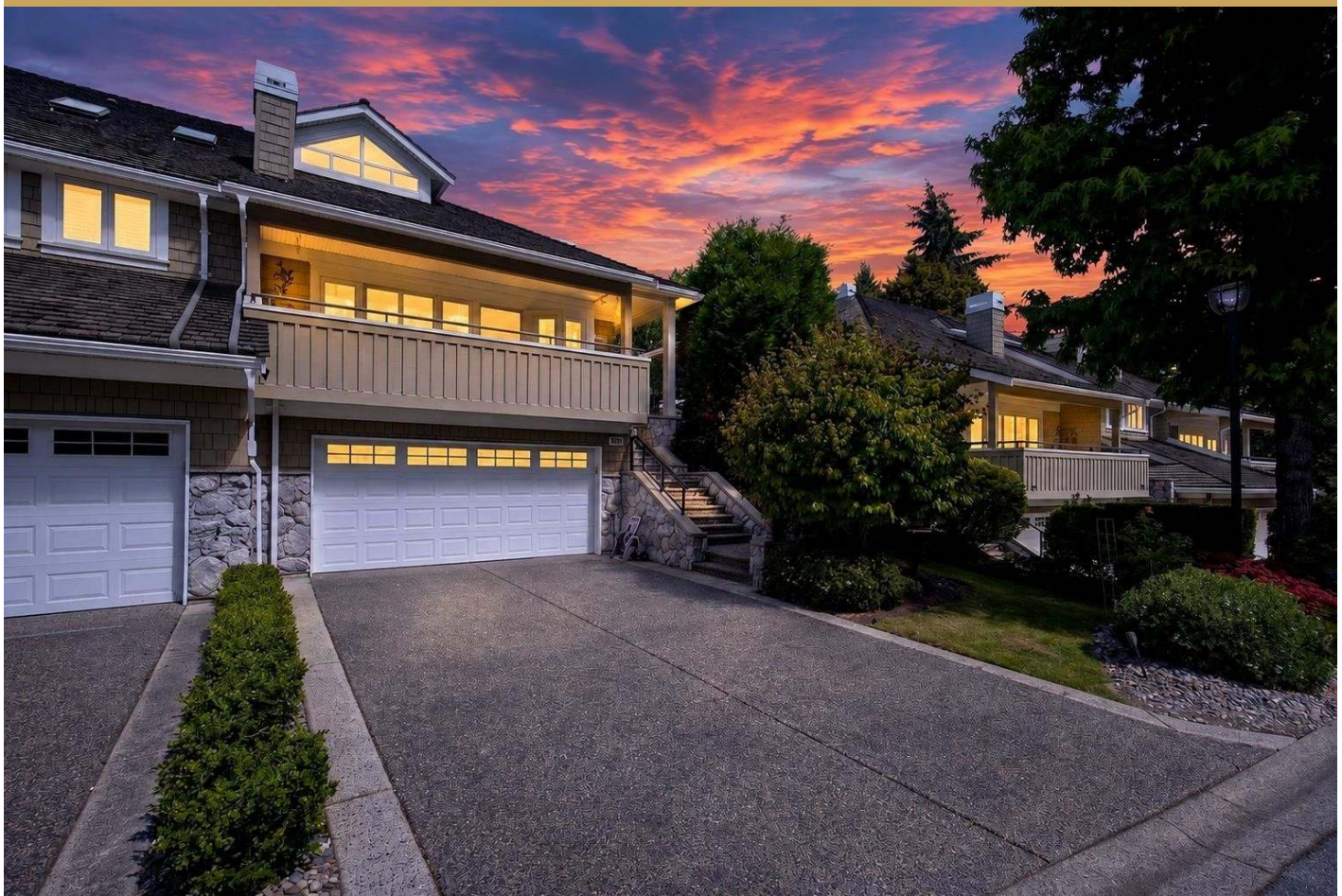


# MORGAN CREEK

3225 Morgan Creek Way · Surrey, BC V3S 0J9 · Morgan Creek



Scan to view online



**3** FOR SALE  
FROM \$1,375,000

**4** SOLD · 12 MO  
\$1,215,000–\$1,598,000



## Unit Mix

### 2 Bedroom

5 units  
1,766 – 3,378 sf  
**from \$950,000**

### 3 Bedroom

25 units  
2,216 – 4,371 sf  
**from \$1,200,000**

### 4 Bedroom

5 units  
3,315 – 3,855 sf  
**from \$1,375,000**

### 5 Bedroom

1 unit  
3,372 – 3,372 sf  
**from \$1,640,000**

# For Sale in Morgan Creek & Complex

3 currently active

| ASKING      | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS           |
|-------------|--------------|---------|-------|--------------------------|
| \$1,650,000 | 4 / 4        | 3315 sf | \$498 | 48 3355 MORGAN CREEK WAY |
| \$1,400,000 | 3 / 4        | 3294 sf | \$425 | 66 3355 MORGAN CREEK WAY |
| \$1,375,000 | 2 / 3        | 3378 sf | \$407 | 65 3355 MORGAN CREEK WAY |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF | DATE       |
|-------------|---------|---------|-------|------------|
| \$1,215,000 | 2 / 2ba | 1766 sf | \$688 | 2026-05-14 |
| \$1,375,000 | 4 / 3ba | 3542 sf | \$388 | 2026-03-22 |
| \$1,488,000 | 4 / 3ba | 3539 sf | \$420 | 2025-11-28 |
| \$1,598,000 | 4 / 3ba | 3479 sf | \$459 | 2025-10-24 |

## Value & Financing

### Price Positioning

**\$443** /sq ft

Active listings here average **\$443/sf** vs **\$593/sf** across Morgan Creek.

25% below area average

### Mortgage Snapshot

**\$6,585** /mo

Entry price (from) **\$1,375,000**

20% down payment **\$275,000**

Rate / amortization **5.24% · 25 yr**

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

|                                         |                               |                                                   |                         |
|-----------------------------------------|-------------------------------|---------------------------------------------------|-------------------------|
| YEAR BUILT<br><b>1999</b>               | SUITES<br><b>80</b>           | CONSTRUCTION<br><b>Frame</b>                      | EXTERIOR<br><b>Wood</b> |
| TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS3265</b> | DEVELOPER<br><b>Genex Development Corporation</b> |                         |

## Overview

Deer Run at Morgan Creek - 3225 Morgan Creek Way, White Rock, BC V4P 3E5, Strata Plan No. LMS3265, 2 levels, 80 townhouses, built 1998 - located on the corner of 32nd Avenue and Morgan Creek Way in the Morgan Creek Golf Course Community in White Rock. Developed by Genex Developments, Morgan Creek town homes are winners of 4 Georgia Awards with great floor plans, beautiful landscaping and small ponds and fountains. Deer Run is a two address complex at 3225

& 3355 Morgan Creek Way and featuring open floor plans, 9 foot ceilings, cozy gas fireplaces, gas heated floors, large windows, hardwood laminate floors, gourmet kitchens with loads of cabinetry and big island, over-sized walk-in closets, and large private backyards and huge patio decks for outdoor entertainment. Deer Run at Morgan Creek is well maintained and professionally managed by Leonis Management: 604-531-9166. 2 pets allowed rentals with restrictions.

The Morgan Creek Deer Run home is located very close to the seaside as well as the White Rock Beach and Promenade where you can enjoy all the waterfront lifestyle activities and recreational options in the neighborhood. Not only that, but just outside your door here at the Deer Run are numerous hiking and biking trails, boutique shops, lush parks and many top rated golf courses. Located in Morgan Creek community, the Deer Run is a 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. From the Morgan Creek Golf Course to tennis courts and trails, and from White Rock Beach to excellent elementary and secondary schools, the Deer Run has become the best choice for families seeking affordability and spacious living.

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## Amenities & Features

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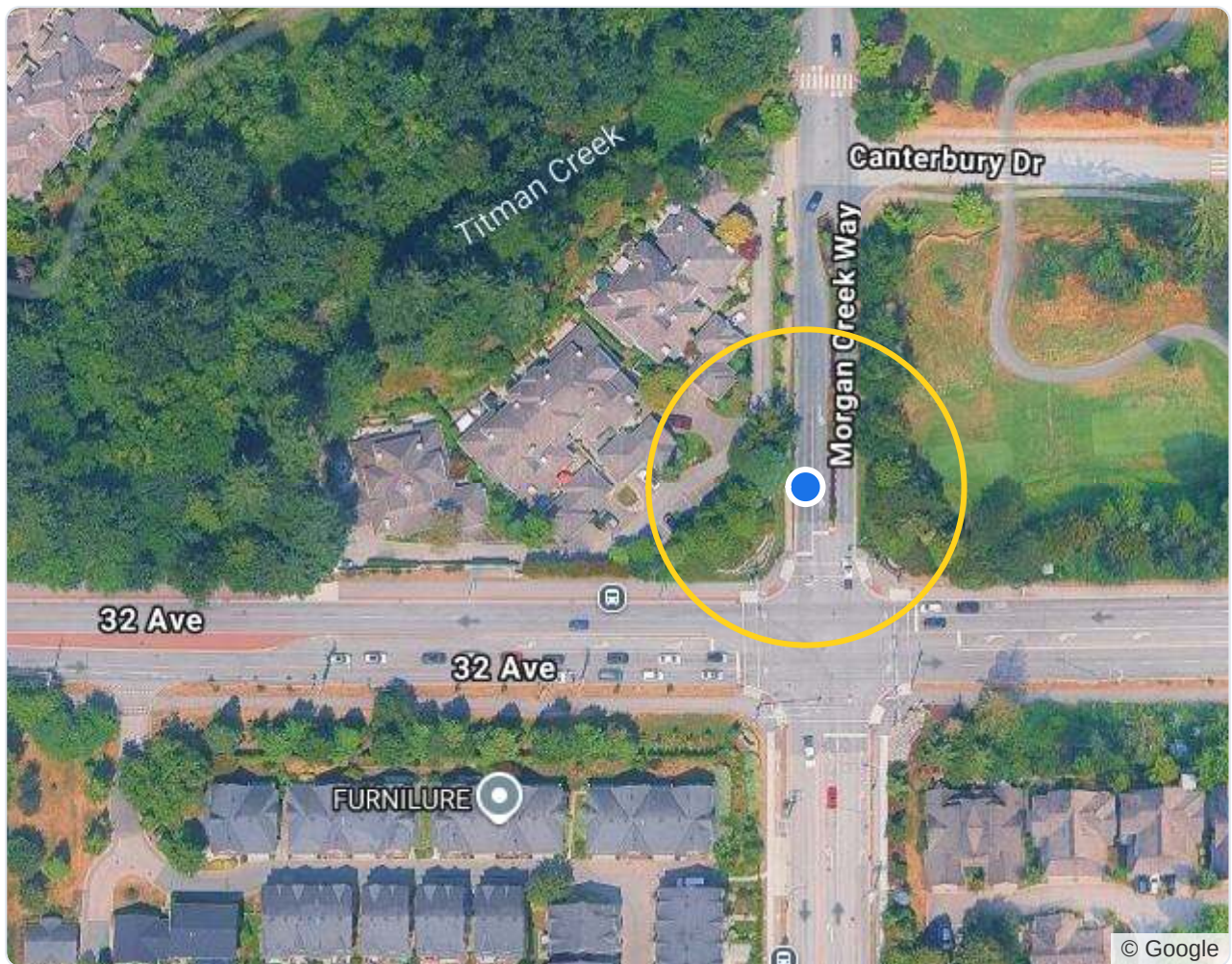
✓ None

## Maintenance Fees Include

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- ✓ Gardening
- ✓ Management
- ✓ Snow Removal

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

604 671 7000 · [les@6717000.com](mailto:les@6717000.com) · [bccondos.net](http://bccondos.net)



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