

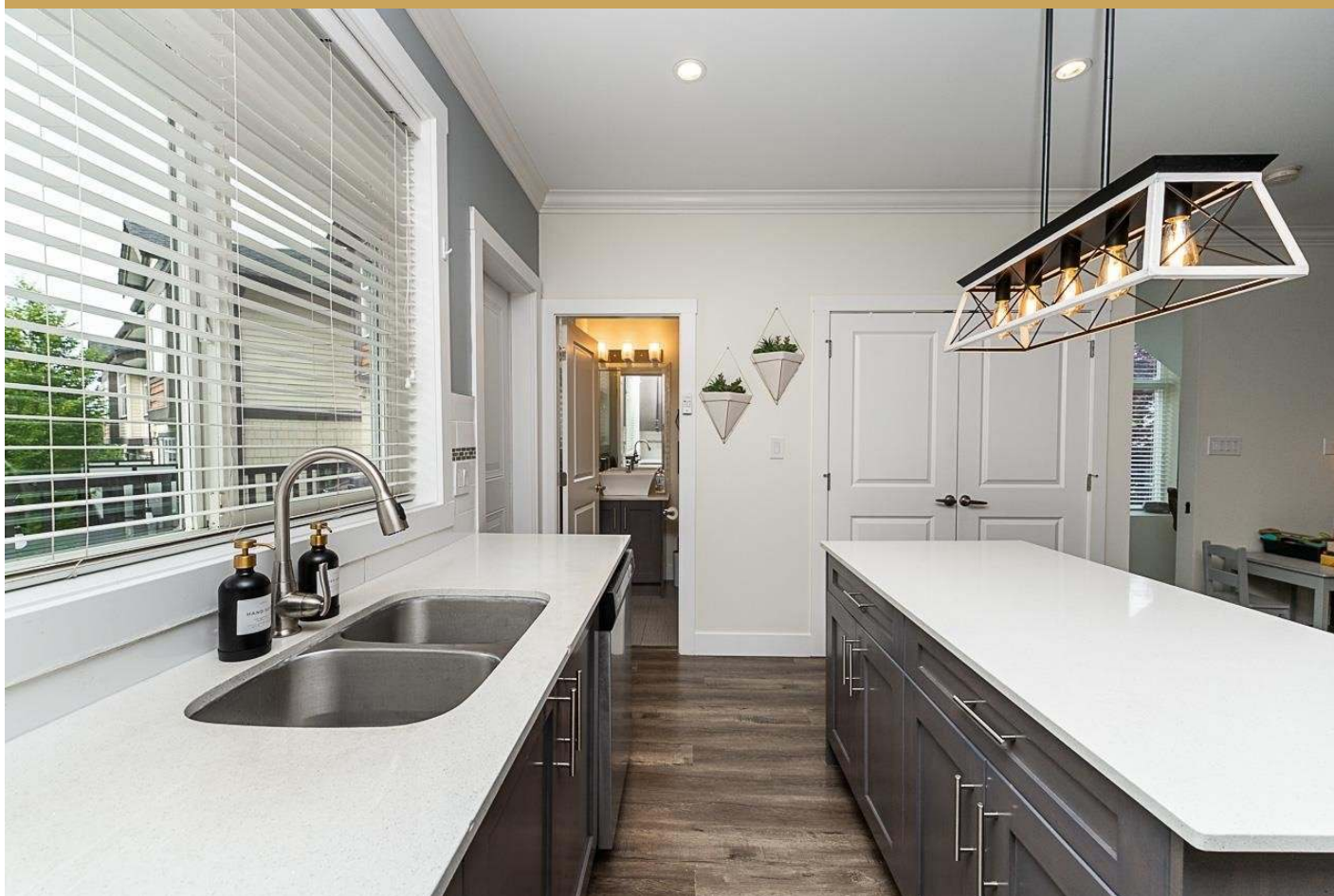
BUILDING BROCHURE

MONARCH CROSSING

6055 138 St. · Surrey, BC V3X 1E8 · Sullivan Station



Scan to view online



1 FOR SALE
FROM \$830,000

12-MO SOLD TREND
41.2

Unit Mix

3 Bedroom

7 units
1,464 – 1,767 sf
from \$597,000

4 Bedroom

8 units
1,578 – 1,999 sf
from \$635,000

For Sale in Monarch Crossing & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$830,000	4 / 4	1999 sf	\$415	7 6055 138 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$870,000	3 / 3ba	1767 sf	\$492	2025-05-27
\$821,000	3 / 3ba	1464 sf	\$561	2024-07-02
\$845,000	4 / 3ba	1657 sf	\$510	2024-05-13
\$905,000	3 / 4ba	1594 sf	\$568	2024-04-22

Value & Financing

Price Positioning

\$415 /sq ft

Active listings here average **\$415/sf** vs **\$1185/sf** across Sullivan Station.

65% below area average

Mortgage Snapshot

\$3,975 /mo

Entry price (from)	\$830,000
20% down payment	\$166,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2016	LEVELS 3	SUITES 21	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS3467	MANAGEMENT Top Vision Realty Inc.

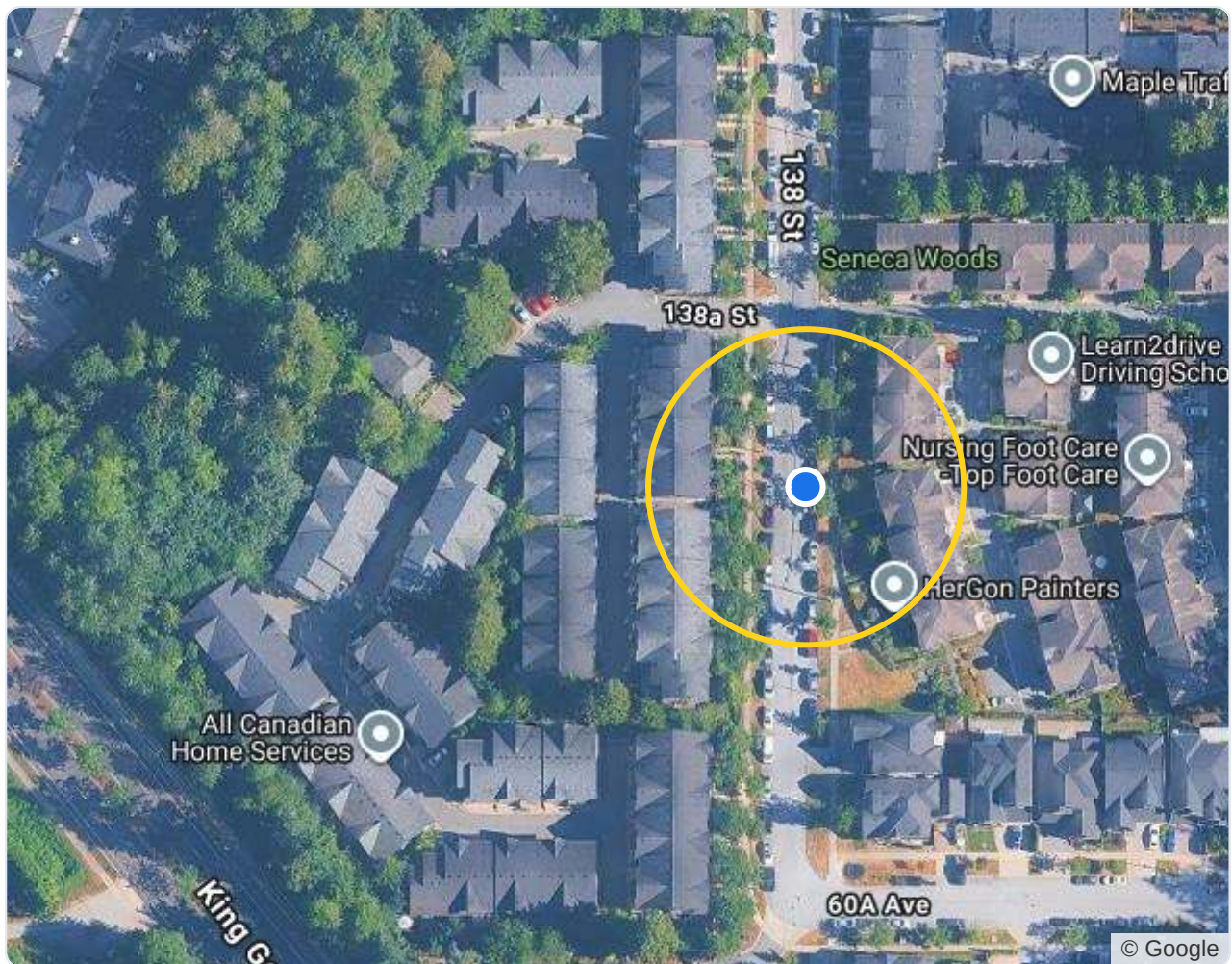
Amenities & Features

✓ None

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Snow Removal
- ✓ Water

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

604 671 7000 · les@6717000.com · bccondos.net



Book a Viewing
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