

# 202-15765 CROYDON DRIVE

MORGAN CROSSING: THE POINT

2 BEDROOM | 2 BATHROOM | LIVING AREA: 1,226 SQFT



***Welcome to The Point at Morgan Crossing! One level living at it's finest in this OVER 1,200 sq ft condo. This beautiful home offers 2 Spacious bedrooms and a huge Den that can be used as a 3rd Bdrm. The massive Master Bedroom features a generous W/I Closet and its own private balcony! The Bright Living room and dining area both access the second balcony and surrounded by ample amount of windows lets in an abundance of natural light. The contemporary Kitchen features Granite countertops, large Island, and Stainless Appliances. Enjoy the convenience and great location across from community activities and over 60 shops right at your doorstep!***



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**elevation** RE/MAX  
RE/MAX TREELAND REALTY

Anna Poppleton  
604-319-7735

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage











## WALK SCORE

Walk Score

75

### Very Walkable

Most errands can be accomplished on foot.

Transit Score

44

### Some Transit

A few nearby public transportation options.

Bike Score

78

### Bikeable

Flat as a pancake, some bike lanes.

## SCHOOL CATCHMENT

### Sunnyside Elementary (K-7)

2828 159 Street, Surrey, BC, V3S 0E5

Phone: (604) 531-4826

Email: [sunnyside@surreyschools.ca](mailto:sunnyside@surreyschools.ca)

### Grandview Heights (8-12)

16987-25th Avenue, Surrey, BC, V3Z 9V2

Phone: (604) 542-3320

Email: [grandview@surreyschools.ca](mailto:grandview@surreyschools.ca)

## COMMUTE

to downtown White Rock



7 min



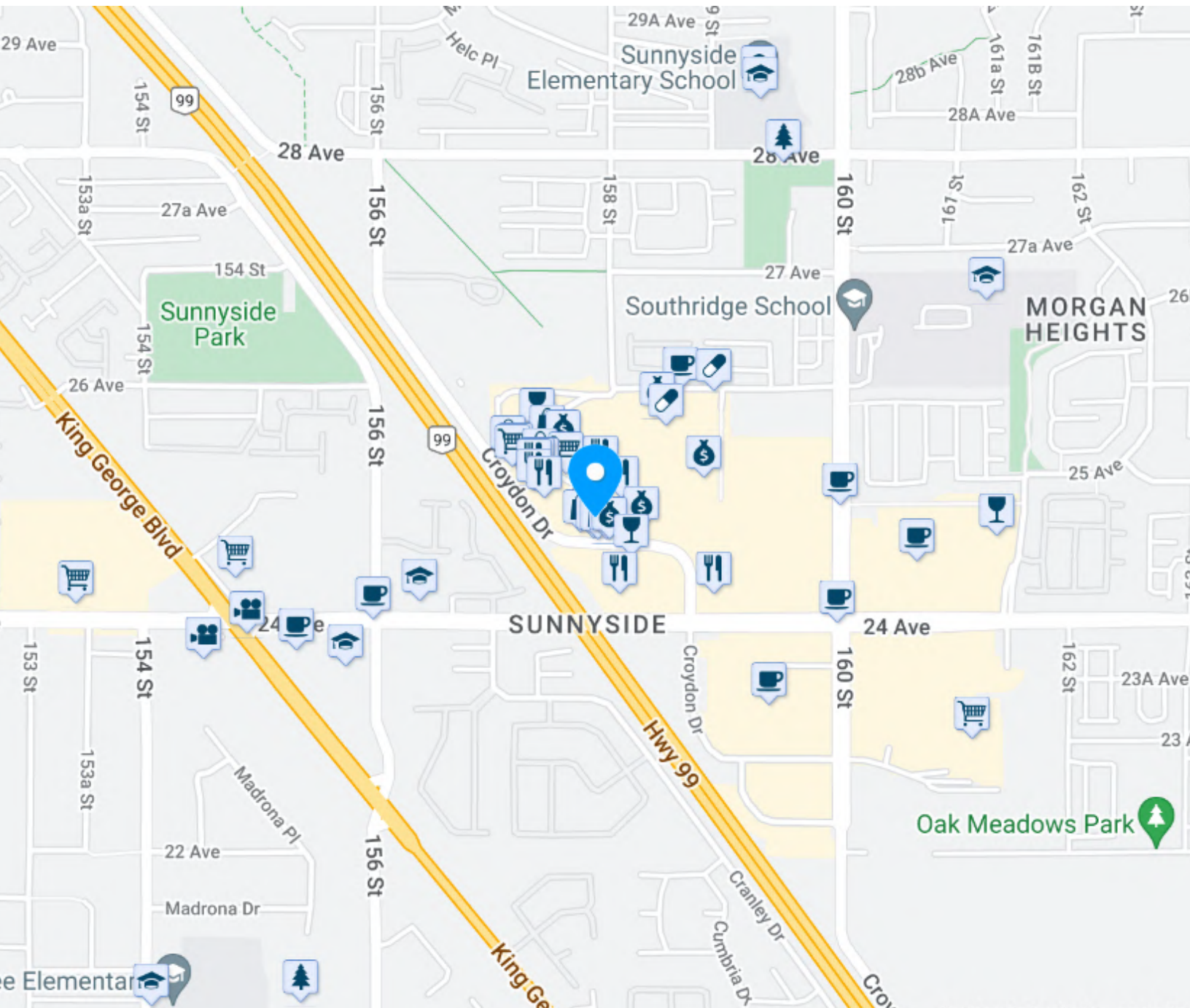
23 min



13 min



48 min



604-704-8551

info@elevationrealestate.ca

www.elevationrealestate.ca



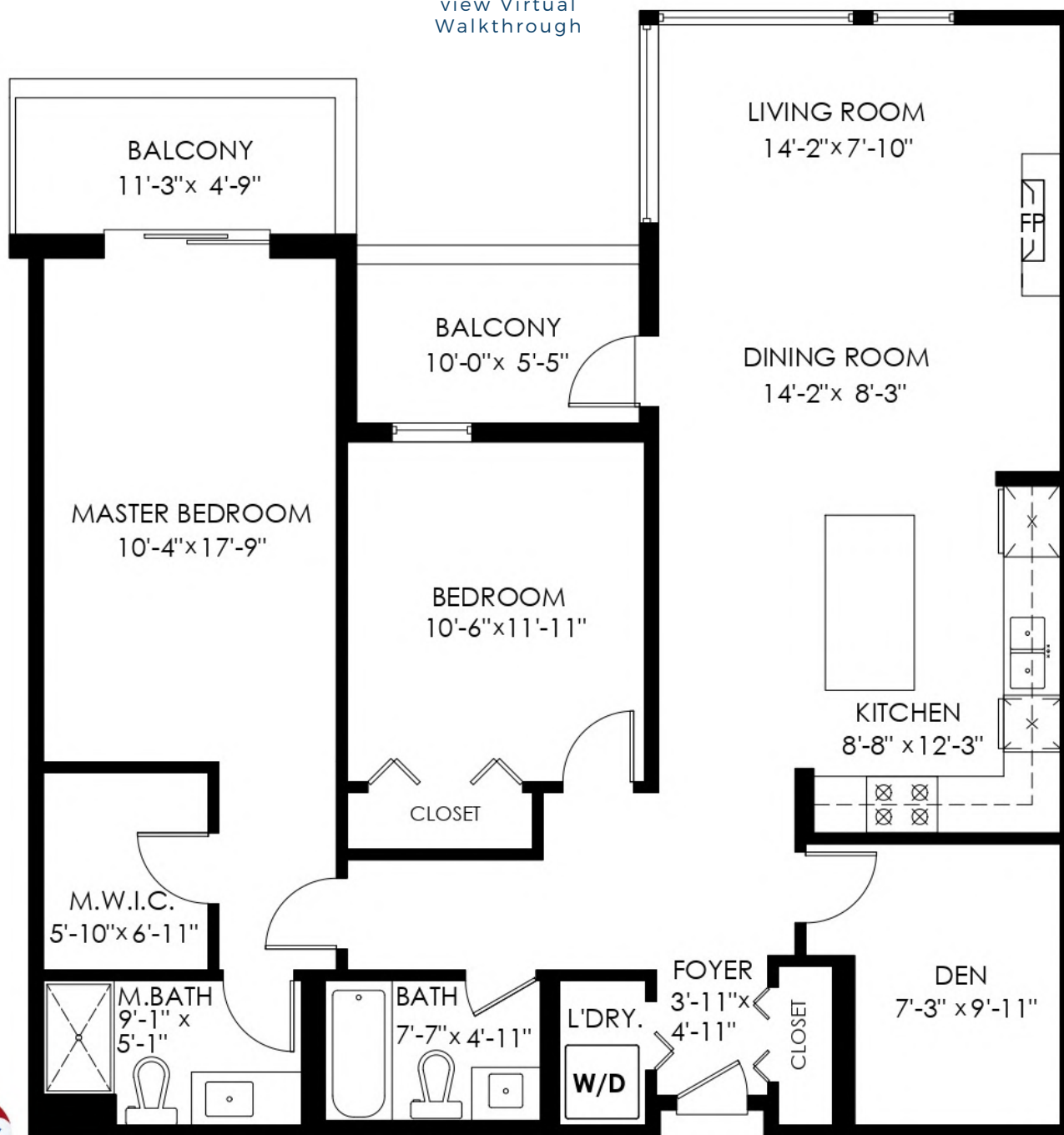
Scan QR Code to  
view Virtual  
Walkthrough

**202-15765 Croydon Dr Surrey**

**Floor Area:** 1,226 sq.ft.

Balconies: 110 sq.ft.

Ceiling Height: 7'-10"



TREELAND  
REALTY



ALL THE RAGE  
CREATIVE



**MEASURED ON: (2022-08-15)**

info@pixlworks.com www.pixlworks.com 604.329.5788

E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.



**R2717294**  
Board: F  
Apartment/Condo

## 202 15765 CROYDON DRIVE

South Surrey White Rock  
Grandview Surrey  
V3Z 2L6

Residential Attached

**\$699,900** (LP) 

(SP) 



Sold Date:  
Meas. Type:  
Frontage(feet):  
Frontage(metres):  
Depth / Size (ft.):  
Sq. Footage:  
Flood Plain:  
View:

If new, GST/HST inc?:  
Bedrooms: **2**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**

Original Price: **\$739,000**  
Approx. Year Built: **2009**  
Age: **13**  
Zoning: **CDZ**  
Gross Taxes: **\$2,318.50**  
For Tax Year: **2022**  
Tax Inc. Utilities?: **Yes**  
Tour: [Virtual Tour URL](#)

Complex / Subdiv: **Morgan Crossing: The Point**

First Nation Reserve:

Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Underground, Visitor Parking**  
Dist. to Public Transit: Dist. to School Bus:

Title to Land: **Freehold Strata**  
Property Disc.: **Yes**

Fixtures Lease... **No**

Fixtures Rmvd: **No**

Floor Finish: **Laminate, Mixed**

Style of Home: **Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplac... **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Torch-On**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Legal: **STRATA LOT 61 PLAN BCS3659 SECTION 23 TOWNSHIP 1 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Microwave, Security - Roughed In, Sprinkler - Fire, Windows - Thermo**

Finished Floor (Main): **1,226**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,226 sq. ft.**  
Unfinished Floor: **0**

Units in Development: **268**

Exposure:  
Mgmt. Co's Name: **Dwell Property Management**  
Maint Fee: **\$493.60**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Hot Water, Management, Sewer, Snow removal, Water**

Tot Units in Strata: Locker:  
Storeys in Building:  
Mgmt. Co's #: **604-821-2999**  
Council/Park Apprv?:

Grand Total: **1,226 sq. ft.**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions**

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**

# or % of Rentals Allowed: **66 #**

Short Term(<1yr)Rnt/Lse Alwd?: **Yes**

Short Term Lse-Details: **minimum 6 month term**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'2 x 7'10	Main	Patio	11'3 x 4'9	1	Main	3	Yes
Main	Dining Room	14'2 x 8'3	Main	Patio	10' x 5'5	2	Main	4	No
Main	Kitchen	8'8 x 12'3			x	3			No
Main	Master Bedroom	10'4 x 17'9			x	4			No
Main	Walk-In Closet	5'10 x 6'11			x	5			No
Main	Bedroom	10'6 x 11'11			x	6			No
Main	Den	7'3 x 9'11			x	7			No
Main	Foyer	3'11 x 4'11			x	8			No

**elevation**  
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**RE/MAX** Treeland Realty

