



Presented by:
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Active **205 13728 108 AVENUE** Residential Attached
R2817949 North Surrey **\$419,000 (LP)**
 Board: F Whalley (SP)
 Apartment/Condo V3T 0G2



Sold Date: If new,GST/HST inc?: Original Price: **\$419,000**
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2012**
 Frontage(feet): Bathrooms: **1** Age: **11**
 Frontage(metres): Full Baths: **1** Zoning: **CD**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,696.49**
 Sq. Footage: **0.00** For Tax Year: **2023**
 Flood Plain: P.I.D.: **028-902-408** Tax Inc. Utilities?: **No**
 View: **No :** Tour:
 Complex / Subdiv: **Quattro 3**
 First Nation
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit** Total Parking: **1** Covered Parking: **1** Parking Access:
 Construction: **Frame - Wood** Parking: **Garage; Underground**
 Exterior: **Mixed** Dist. to Public Transit: **Steps** Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Renovations: Reno. Year: Fixtures Leased: **No :**
 # of Fireplaces: **0** R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **No :**
 Fireplace Fuel: Metered Water: Floor Finish: **Laminate, Tile**
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
 Outdoor Area: **None**
 Type of Roof: **Torch-On**

Legal: **STRATA LOT 38 SECTION 23 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS935 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Playground, Storage, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Finished Floor (Main): 547	Units in Development: 164	Tot Units in Strata: 164	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building: 5	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$284.77	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 547 sq. ft.			
Unfinished Floor: 0			
Grand Total: 547 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'2 x 4'			x	1	Main	4	No
Main	Kitchen	11'6 x 7'2			x	2			No
Main	Dining Room	12'3 x 7'6			x	3			No
Main	Living Room	12'3 x 8'5			x	4			No
Main	Primary Bedroom	10'8 x 8'10			x	5			No
					x	6			No
					x	7			No
					x	8			No

Listing Broker(s): **Royal LePage West Real Estate Services**

Location, Location, Location! Transit-friendly site with a well-connected bus route at your doorstep and quick & easy access to the Skytrain, PLUS commuter-friendly access to HWY 1, HWY 17, King George Hwy, Patullo Bridge, and the Port Mann Bridge. In the heart of the rapidly growing, vibrant city centre, Quattro 3 is a vital part of developer Tien Sher's vision of Surrey's future. This building features an exercise centre & club house, perfectly suited to owners and investors alike. This 1-bed, 1-bath unit features stainless steel appliances, in-suite laundry, quartz countertops, and large windows allowing for beautiful natural light to flow throughout the open concept layout. This unit also includes 1 parking stall and 1 storage unit. Immaculately clean & well-kept, this one is a winner!