



Presented by:  
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**rennie**

**#1908 13615 Fraser Highway, Surrey**  
**\$499,900**

**Active**  
**R2814377**  
 Board: F  
 Apartment/Condo

**1908 13615 FRASER HIGHWAY**  
 North Surrey  
 Whalley  
 V3T 0P7

Residential Attached  
**\$499,900 (LP)**  
 (SP) M



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$499,900**  
 Meas. Type: \_\_\_\_\_ Bedrooms: **1** Approx. Year Built: **2021**  
 Frontage(feet): \_\_\_\_\_ Bathrooms: **1** Age: **2**  
 Frontage(metres): \_\_\_\_\_ Full Baths: **1** Zoning: **CD**  
 Depth / Size (ft.): \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$1,871.43**  
 Sq. Footage: **0.00** For Tax Year: **2023**  
 Flood Plain: \_\_\_\_\_ P.I.D.: **031-437-401** Tax Inc. Utilities?: **No**  
 View: **Yes : CITY & MOUNTAIN** Tour: \_\_\_\_\_  
 Complex / Subdiv: **KING GEROGE HUB**  
 First Nation \_\_\_\_\_  
 Services Conctd: **Electricity, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass**  
 Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access: \_\_\_\_\_  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: \_\_\_\_\_  
 Fixtures Rmvd: \_\_\_\_\_  
 Floor Finish: **Mixed**

Renovations: \_\_\_\_\_ Reno. Year: \_\_\_\_\_  
 # of Fireplaces: \_\_\_\_\_ R.I. Fireplaces: \_\_\_\_\_ Rain Screen: \_\_\_\_\_  
 Fireplace Fuel: \_\_\_\_\_ Metered Water: \_\_\_\_\_  
 Fuel/Heating: **Baseboard, Hot Water** R.I. Plumbing: \_\_\_\_\_  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Legal: **STRATA LOT 201, BLOCK 5N, PLAN EP57631, SECTION 35, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, 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, Club House, Elevator, Exercise Centre, In Suite Laundry, Playground, Storage**

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

Finished Floor (Main): **501** Units in Development: \_\_\_\_\_ Tot Units in Strata: **435** Locker: **Yes**  
 Finished Floor (Above): **0** Exposure: **Northwest** Stores in Building: **40**  
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **TRIBE** Mgmt. Co's #: **604-343-2601**  
 Finished Floor (Below): **0** Maint Fee: **\$297.12** Council/Park Apprv?: \_\_\_\_\_  
 Finished Floor (Basement): **0** Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**  
 Finished Floor (Total): **501 sq. ft.**  
 Unfinished Floor: **0**

Grand Total: **501 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
 Suite: \_\_\_\_\_ Restricted Age: \_\_\_\_\_ # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
 Basement: **None** # or % of Rentals Allowed: \_\_\_\_\_  
 Crawl/Bsmt. Ht: \_\_\_\_\_ # of Levels: **1** Short Term(<1yr)Rnt/Lse Alwd?: **Yes**  
 # of Kitchens: **1** # of Rooms: **5** Short Term Lse-Details: **MIN 6 MONTHS**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10' x 6'9"			x	1	Main	4	No
Main	Living Room	11'7 x 11'7"			x	2			
Main	Dining Room	11'7 x 5'			x	3			
Main	Bedroom	10' x 9'1"			x	4			
Main	Patio	19'6 x 6'0"			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Rennie & Associates Realty Ltd.** **Royal Pacific Realty (Kingsway) Ltd.**

**Welcome to King George Hub - Built by award winning developer PCI. Larger North facing 1 bedroom plan featuring U shaped kitchen & a large balcony with city & mountain views. Your home features interiors by BYU Design, Blomberg integrated refrigerator + dishwasher, Fulgor Milano stainless steel wall oven & induction cooktop, quartz countertops & laminate flooring. Amenities: expansive rooftop with outdoor entertainment lounge, spacious games room/lounge, BBQ & child's play area, theatre room, private dining with cooktop, large fitness center with yoga studio & onsite caretaker. Walking distance shops, services & restaurants, Central City Shopping Centre, T&T, SFU, King George SkyTrain station & more! 1 Parking, Locker & bike rack incl.**



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**KEY INFORMATION**

ADDRESS: #1908 13615 Fraser Highway, Surrey  
 PRICE: \$499,900  
 AREA: Whalley  
 TYPE: 1 Bedroom + Balcony  
 SQ FT: 501 SF  
 YEAR BUILT: 2021  
 TAX: \$1,871.43 (2023)  
 STRATA FEES: \$297.12  
 VIEWS: City & Mountain  
 PARKING: 1 (P3 - 1158)  
 LOCKER: 1 (P3 - Room 2 - 94)  
 PETS: 2 Cats or 2 Small Dogs or 1 of Each  
 RENTAL: Minimum 6 Months  
 ELEMENTARY: École Simon Cunningham  
 HIGH SCHOOL: Queen Elizabeth Secondary

REA Full Public 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates 'Personal Real Estate Corporation'. 09/12/2023 12:40 PM



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