

#3607 - 13696 100 Avenue, Surrey

\$499,900



MOVE IN READY 1 bedroom home in the Luxurious Park Avenue West built by Concord Pacific. Enjoy your bright West facing, perfectly laid out floorplan with balcony to enjoy your breathtaking city & mountain views high up on the 36th floor. Chef's kitchen include gas cooktop, quartz counters & European integrated appliances. 5-Star Resort-style amenities including concierge, gym, outdoor pool, hot tub, party room, tennis court, yoga pavilion, roof top sky garden, theater & plenty of visitor parking. Park Avenue is located in the heart of Downtown Surrey steps to King George Station, T&T, Central City Mall, SFU campus, community center, library & all business facilities. Home has been freshly repainted & quick completion is possible. 1 parking & locker included.

KEY INFORMATION

ADDRESS: #3607 - 13696 100 Avenue, Surrey

PRICE: \$499,900

AREA: Whalley

TYPE: 1 Bedroom + 1 Bath + Balcony

SQ FT: 515 SF* Inside + 45 SF Balcony

YEAR BUILT: 2017

TAX: \$1,799.19 (2022)

STRATA FEES: \$323.85



FEATURES

PARKING: 1 (P4-407)

LOCKER: 1 (520)

PETS: 2 Dog or 2 Cats or 1 of Each

RENTALS: No Airbnb

ELEMENTARY: Lena Shaw Elementary

HIGH SCHOOL: Guildford Park Secondary



Derek Kai PERSONAL REAL ESTATE CORPORATION
604.868.1666
dkai@rennie.com
expertliving.ca

rennie



Derek Kai Personal Real Estate Corporation
604.868.1666
dkai@rennie.com
expertliving.ca

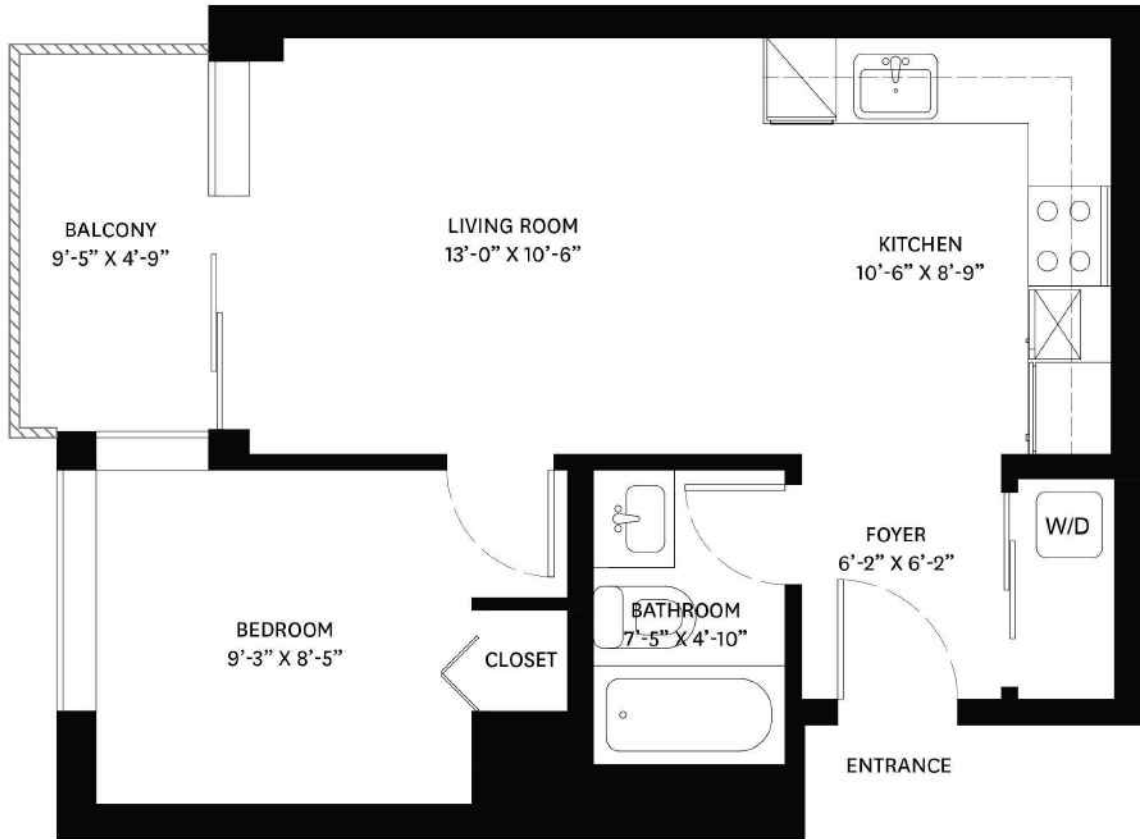
rennie

3607-13696 100 AVENUE, SURREY, BC

MAIN FLOOR TOTAL: 515 SQ.FT.

BALCONY: 45 SQ. FT.

*DISCLAIMER: STRATA PLAN SHOWS 512 SQ.FT.



MAIN FLOOR PLAN

Ceiling Height: 8'-0"



Derek Kai Personal Real Estate Corporation
604.868.1666
dkai@rennie.com
expertliving.ca

rennie



Presented by:
Derek Kai PREC*
 Rennie & Associates Realty Ltd.
 Phone: 604-868-1666
 dkai@rennie.com



Active **3607 13696 100 AVENUE** Residential Attached
R2785791 North Surrey **\$499,900 (LP)**
 Board: F Whalley (SP) **M**
 Apartment/Condo V3T 0L5



Sold Date: If new,GST/HST inc?: Original Price: **\$499,900**
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2017**
 Frontage(feet): Bathrooms: **1** Age: **6**
 Frontage(metres): Full Baths: **1** Zoning: **CD**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,799.19**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: P.I.D.: **030-221-421** Tax Inc. Utilities?: **No**
 View: **Yes : CITY & MOUNTAINS** Tour:
 Complex / Subdiv: **PARK AVENUE WEST**
 First Nation
 Services Conndct: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**
 Renovations: Reno. Year:
 # of Fireplaces: **0** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **None** Metered Water:
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**
 Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground, Visitor Parking**
 Dist. to Public Transit: **NEAR** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 360, BLOCK 5N, PLAN EPS4403, 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: **Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Outdoor, Recreation Center, Storage, Swirlpool/Hot Tub, Tennis Court(s)**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Finished Floor (Main): 515	Units in Development:	Tot Units in Strata: 462	Locker: Yes
Finished Floor (Above): 0	Exposure: West	Stores in Building: 48	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: RANCHO	Mgmt. Co's #: 604-684-4508	
Finished Floor (Below): 0	Maint Fee: \$323.85	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Gas, Hot Water, Management, Snow removal		
Finished Floor (Total): 515 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Unfinished Floor: 0	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Grand Total: 515 sq. ft.	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Kitchens: 1			
# of Levels: 1			
# of Rooms: 4			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'6 x 8'9	1	Main	4	No
Main	Living Room	13' x 10'6	2			
Main	Primary Bedroom	9'3 x 8'5	3			
Main	Patio	9'5 x 4'9	4			
		x	5			
		x	6			
		x	7			
		x	8			

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

MOVE IN READY 1 bdrm home in the luxurious Park Avenue West built by Concord Pacific. Enjoy your bright West facing, perfectly laid out floorplan with balcony to enjoy your breathtaking city & mountain views high up on the 36th floor. Chef's kitchen incl gas cooktop, quartz counters & European integrated appliances. 5-Star Resort-style amenities including concierge, gym, outdoor pool, hot tub, party room, tennis court, yoga pavilion, roof top sky garden, theater & plenty of visitor parking. Park Avenue is located in the heart of Downtown Surrey steps to King George Station, T&T, Central City Mall, SFU campus, community center, library & all business facilities. Home has been freshly repainted & quick completion is possible. 1 pkg & locker incl.

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'. 06/07/2023 11:28 AM



Derek Kai Personal Real Estate Corporation
 604.868.1666
 dkai@rennie.com
 expertliving.ca

