



Presented by:
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Active
R2422638
Board: F
Apartment/Condo

805 13325 102A AVENUE

North Surrey
Whalley
V3T 0J5

Residential Attached

\$259,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$259,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2013
Depth / Size (ft.):	Bedrooms: 0	Age: 6
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,154.15
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$149.32	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 029-048-176
Mgmt. Co's Name: AWM Alliance		Tour:
Mgmt. Co's Phone: 604-685-3227		
View: Yes: Mountain View		
Complex / Subdiv:		
Services Connected: Community, Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Ground Level Unit	Total Parking:	Covered Parking:	Parking Access:
Construction: Concrete Frame	Parking: None		
Exterior: Concrete, Glass			Locker: Y
Foundation: Concrete Perimeter	Dist. to Public Transit:		Dist. to School Bus:
Rain Screen:	Units in Development:		Total Units in Strata:
Renovations:	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Property Disc.: No		
Fireplace Fuel:	Fixtures Leased: No		
Fuel/Heating: Baseboard, Electric	Fixtures Rmvd: No		
Outdoor Area: Balcony(s)	Floor Finish: Laminate		
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 68, BLOCK 5N, PLAN EPS769, SECTION 27, 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, Exercise Centre, Garden, In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'6" x 12'6"			x			x
Main	Kitchen	13' x 5'			x			x
Main	Laundry	3' x 3'			x			x
Main	Foyer	6' x 4'8"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 385	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 385 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 385 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **LeHomes Realty**

The best bachelor suite in "Ultra" at Surrey City Centre. Steps to SFU Campus, Sky train, Centre City mall, Library, Recreation centre, Nearby parks: Whalley Athletic Park, Holland Park and Tom Binnie park... The Amenities include gym, party room, meeting room, play ground. The best opportunity for investment and First time buyers.