

NEIGHBORHOOD HIGHLIGHTS

Elementary School

Forsyth Road Elementary

High School

Ecole Kwantlen Park

WALK SCORE: 68

TRANSIT SCORE: 81

BIKE SCORE: 79

402-13768 108 AVENUE

1 BED, 1 BATH, 422 SQ. FT.

Own a piece of the future today! Venue - built by Tien Sher in 2018 - is the perfect way to get into the heart of Central City Surrey! This unit boasts mountain views, quartz counter-tops, stainless steel appliances and in-suite laundry. With smart amenities - rooftop patio with BBQ area, exercise room and playground - the building provides a tremendous lifestyle. Easy access to Skytrain, SFU campus, shopping and recreation centre. Pets allowed with some restrictions and rentals allowed make this a great first home or a fantastic investment.

\$299,000



402-13768 108 AVENUE

View additional photos & 3D Tour at www.KeithRoy.com













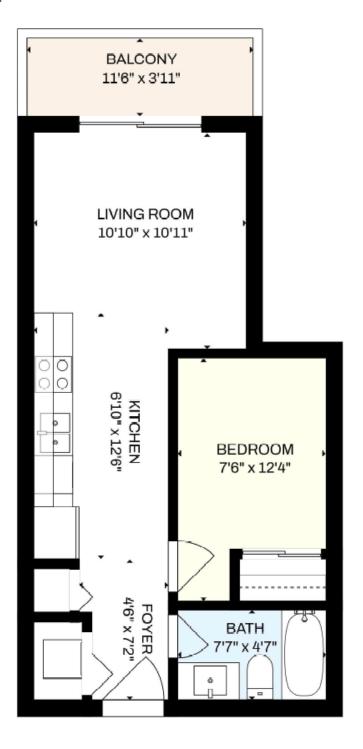




AREA CALCULATIONS:

TOTAL AREA: 419 sq.ft. BALCONY: 46 sq.ft.

Strata Plan shows 422 SF







Presented by:

Keith Roy PREC*

RE/MAX Select Realty Phone: 604-210-2933 http://www.keithroy.com team@keithroy.com



Active R2560442 Board: F

402 13768 108 AVENUE

North Surrey Whalley

Residential Attached \$299,000 (LP)

Original Price: \$299,000

Approx. Year Built: 2018

Tax Inc. Utilities?: No

P.I.D.: 030-598-389

Tour: Virtual Tour URL

Age:

Parking Access:

Dist. to School Bus: CLOSE

Total Units in Strata: 141

Zoning:

Gross Taxes:

For Tax Year:

CD

2020

(SP) M

\$1,222.26



V3T 0L9 Sold Date: Frontage (feet): Meas. Type: **Feet** Frontage (metres): Depth / Size (ft.): Bedrooms: Lot Area (sq.ft.): 0.00 Bathrooms: Flood Plain: Full Baths:

Council Apprv?: Half Baths: Exposure: Maint. Fee: \$253.37 If new, GST/HST inc?:

Mgmt. Co's Name: **BAYSIDE PPTY MGMT**

Mgmt. Co's Phone: 604-432-7774

View: Complex / Subdiv: VENUE

Reno. Year:

R.I. Plumbing:

Metered Water:

R.I. Fireplaces:

of Fireplaces: 0

Services Connected: Community, Electricity, Water

Sewer Type: City/Municipal

Style of Home: Inside Unit Construction: Frame - Wood

Exterior: Mixed

Foundation: **Concrete Perimeter**

Rain Screen: Full

Renovations: Water Supply: City/Municipal

Fireplace Fuel: None Fuel/Heating: Baseboard, Electric

Outdoor Area: Balcony(s) Type of Roof: Torch-On

Total Parking: 1 Covered Parking: 1

Parking: Garage; Underground

Dist. to Public Transit: CLOSE Units in Development: 141

Title to Land: Freehold Strata

Property Disc.: Yes Fixtures Leased: No: Fixtures Rmvd: No: Floor Finish: Laminate

Maint Fee Inc: Garbage Pickup, Gardening, Management, Recreation Facility

Legal:

STRATA LOT 79, BLOCK 5N, PLAN EPS5304, SECTION 23, 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: Elevator, Exercise Centre, Garden, Playground

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

ClthWsh/Dryr/Frdg/Stve/DW Features:

Floor	Туре	Dime	nsions	Floor Type	Din	nensions	Floo	r Ty	pe	Dimensions
Main	Foyer	4'6	x 7'2			x				X
Main	Kitchen	6'10	x 12'6			X				X
Main	Living Room	10'10	x 10'11			X				X
Main	Bedroom	7'6 x 12'4				x				X
		2	x			X				X
		2	K			X				X
		X				x				X
		2	ĸ			X				X
		x			X					X
X			K			X				X
Finished Fl	loor (Main):	422	# of Roon	ns: 4 # of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Fl	loor (Above):	0	Crawl/Bsm	nt. Height:		1	Main	4	No	Barn:
Finished Floor (Below):		0	Restricted Age:			2				Workshop/Shed:
Finished Fl	loor (Basement):	0_	# of Pets:	2 Cats: Yes	Dogs: Yes	3				Pool:
Finished Fl	loor (Total):	422 sq. ft.	# or % of	Rentals Allowed:	-	4				Garage Sz:
		-		ets Allowed, Rentals	Allowed	5				Grg Dr Ht:
Unfinished	Floor:	0	_			6				



Grand Total:

RE/MAX

604.210.2933 team@keithroy.com www.KeithRoy.com

422 sq. ft.



Basement: None







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