



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

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

604.210.2933
team@keithroy.com
www.KeithRoy.com



RE/MAX

This communication is not intended to cause or induce breach of an existing agency agreement. RE/MAX Select Realty.

*Personal Real Estate Corporation

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



NOT FOR CONSTRUCTION, ONLY FOR REAL ESTATE PRESENTATION. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY AND ARE SUBJECT TO INDEPENDENT VERIFICATION



Presented by:
Keith Roy PREC*

RE/MAX Select Realty
 Phone: 604-210-2933
<http://www.keithroy.com>
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Active
R2560442
 Board: F
 Apartment/Condo

402 13768 108 AVENUE

North Surrey
 Whalley
 V3T 0L9

Residential Attached
\$299,000 (LP)
 (SP) **M**



Sold Date:	Frontage (feet):	Original Price: \$299,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2018
Depth / Size (ft.):	Bedrooms: 1	Age: 3
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,222.26
Council Apprv?:	Half Baths: 0	For Tax Year: 2020
Exposure:	Maint. Fee: \$253.37	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 030-598-389
Mgmt. Co's Name: BAYSIDE PTY MGMT		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-432-7774		
View: :		
Complex / Subdiv: VENUE		
Services Connected: Community, Electricity, Water		
Sewer Type: City/Municipal		

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground		Locker: Y
Exterior: Mixed			Dist. to School Bus: CLOSE
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: CLOSE	Total Units in Strata: 141
Rain Screen: Full	R.I. Plumbing:	Units in Development: 141	
Renovations:	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: None	# of Fireplaces: 0	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric		Fixtures Rmvd: No	
Outdoor Area: Balcony(s)		Floor Finish: Laminate	
Type of Roof: Torch-On			

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**
 Features: **CithWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	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
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	422	# 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: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	422 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor:	0				6				
Grand Total:	422 sq. ft.	Basement: None			7				
					8				

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