



Presented by:
Micky Kandola

Royal LePage - Wolstencroft
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Active
R2837980
Board: F
Apartment/Condo

1003 10523 UNIVERSITY DRIVE

North Surrey
Whalley
V3T 5T8

Residential Attached

\$299,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$299,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1995
Frontage(feet):	Bathrooms: 1	Age: 29
Frontage(metres):	Full Baths: 0	Zoning: MF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$1,823.32
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 018-935-761	Tax Inc. Utilities?: No
View: Yes : MOUNTAINS AND CITY		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Metal, Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No : AS IS WHERE IS**
Floor Finish:

Dist. to School Bus:

Legal: **PL LMS1328 LT 149 BLK 5N LD 36 SEC 22 RNG 2W**

Amenities: **Bike Room, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Storage**

Site Influences:
Features:

Finished Floor (Main):	732
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	732 sq. ft.
Unfinished Floor:	0
Grand Total:	732 sq. ft.

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **1**
of Kitchens: **1** # of Rooms: **5**

Units in Development:
Exposure:
Mgmt. Co's Name: **DORSET PROPERTY MANAGEMENT**
Maint Fee: **\$341.15**
Maint Fee Includes: **Caretaker, Garbage Pickup, Hot Water, Management, Recreation Facility, Sewer, Snow removal**
Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-270-1711**
Council/Park Apprv?:

Locker:

Bylaws Restrictions: **Pets Allowed, Rentals Allwd w/Restrctns**

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'2" x 12'			x	1	Main	1	No
Main	Kitchen	8'5" x 7'			x	2			
Main	Dining Room	12' x 8'			x	3			
Main	Primary Bedroom	12'6" x 10'			x	4			
Main	Bedroom	12' x 8'			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Amex - Fraseridge Realty**

70% share sale only by court order. North-East facing, Bright and sunny, efficient floor plan with lots of natural light, plenty of windows, and updated with hardwood laminate floor. Den has been converted to a second bedroom. Rain Screened building with on-site caretaker. GIVE UP THE CAR! Walk to sky train, SFU campus, Central City Mall, restaurants, City Hall, library, pubs, recreation center, coffee shops, parks - all you need is at walking distance. The home comes w/ one parking stall and storage locker.



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Active
R2845669
Board: F
Apartment/Condo

2507 13303 CENTRAL AVENUE

North Surrey
Whalley
V3T 0K6

Residential Attached

\$489,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$489,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2015
Frontage(feet):	Bathrooms: 1	Age: 9
Frontage(metres):	Full Baths: 1	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,986.01
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 029-524-440	Tax Inc. Utilities?: No
View: Yes :CITY		Tour: Virtual Tour URL
Complex / Subdiv: THE WAVE		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **1/2 BLK**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 220 SECTION 27 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS1910 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, Recreation Center, Storage, Concierge**

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

Finished Floor (Main): 657			Units in Development: 233			Tot Units in Strata: 233			Locker: Yes		
Finished Floor (Above): 0			Exposure: East			Storeys in Building: 28					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: Citybase Management Ltd.			Mgmt. Co's #: 604-708-8998					
Finished Floor (Below): 0			Maint Fee: \$378.48			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal, Water								
Finished Floor (Total): 657 sq. ft.											
Unfinished Floor: 0											
Grand Total: 657 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed								
Suite: None			Restricted Age:			# of Pets: No Restriction			Cats: Yes Dogs: Yes		
Basement: None			# or % of Rentals Allowed: 100%								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 1											
# of Rooms: 6											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	14'10 x 17'10			x	1	Main	4	No		
Main	Kitchen	10'10 x 6'2			x	2			No		
Main	Bedroom	11'10 x 8'8			x	3			No		
Main	Bedroom	8'6 x 10'3			x	4			No		
Main	Laundry	9'1 x 2'8			x	5			No		
Main	Foyer	9'6 x 3'9			x	6			No		
		x			x	7			No		
		x			x	8			No		

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/120)**

Welcome to the Wave! This 2BD/1BA home offers an over 200 sqft balcony w/city & mountain views. This home boasts a versatile open layout w/extra large windows bringing in ample natural light. The kitch features s/s appli & quartz countertops. The living & dining area seamlessly flows out to one of two balconies, perfect for BBQs or morning coffee. The primary bedrm boasts a 2nd balcony great for watching sunsets in add to a generously sized 2nd bedrm. Luxurious amenities including a rooftop deck on the 28th floor, clubhouse, gym, car & pet wash area. Walking dist to the Skytrain, Central City Mall, Holland Park, SFU, T&T Market, KPU & much more.