



Presented by:
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Active
R2750027
 Board: F
 Apartment/Condo

502 10899 UNIVERSITY DRIVE

North Surrey
 Whalley
 V3T 5V2

Residential Attached

\$599,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$649,999
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1995
Frontage(feet):	Bathrooms: 2	Age: 28
Frontage(metres):	Full Baths: 2	Zoning: STRATA
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,051.48
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain: No	P.I.D.: 023-169-478	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: THE OBSERVATORY		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Septic		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Propane**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year: **2020**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

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

Legal: **PL LMS2093 LT 25 LD 36 SEC 15 RNG 2 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Swirlpool/Hot Tub**

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

Finished Floor (Main):	0	Units in Development:	127	Tot Units in Strata:	127	Locker:	Yes
Finished Floor (Above):	0	Exposure:	North	Storeys in Building:	22		
Finished Floor (AbvMain2):	0	Mgmt. Co's Name:	Associa British Columbia Inc	Mgmt. Co's #:	604-591-6060		
Finished Floor (Below):	0	Maint Fee:	\$505.00	Council/Park Apprv?:	No		
Finished Floor (Basement):	1,151	Maint Fee Includes:	Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation				
Finished Floor (Total):	1,151 sq. ft.		Facility, Sewer, Snow removal, Water				
Unfinished Floor:	0						
Grand Total:	1,151 sq. ft.	Bylaws Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed				
Suite:	None	Restricted Age:		# of Pets:		Cats:	Yes Dogs: Yes
Basement:	None	# or % of Rentals Allowed:					
Crawl/Bsmt. Ht:	# of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?:	No				
# of Kitchens:	# of Rooms: 7	Short Term Lse-Details:					

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'5 x 12'	1	Main	4	Yes
Main	Kitchen	9' x 8'6	2	Main	3	Yes
Main	Dining Room	15'5 x 9'	3			No
Main	Primary Bedroom	12'5 x 11'	4			No
Main	Bedroom	11'4 x 10'10	5			No
Main	Den	8'9 x 8'8	6			No
Main	Patio	5' x 7'	7			No
		x	8			No

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

OPEN HOUSE SATURDAY, MAY 07 FROM 2-4 PM. connected location in the Heart of Surrey, generous size condo in a concrete high rise, steps away from Gateway Skytrain Station. The 1151 sq feet finished area, has a spacious, bright, and very functional floor plan, with stainless steel appliances, and tons of storage in the unit. 3 bedrooms and has 2 full bathrooms. Laminate floors with a cozy fireplace. The building offers a gym, hot tub, steam room, and party room. Walk to Skytrain Station, Surrey Central Mall, Recreation Centre, and Whalley Athletic park. Comes with one underground parking and street parking available. Rentals are not allowed, well-maintained building, pets are allowed with restrictions. Rentals Allowed.