

# 1004-13353 108 AVENUE

## CORNERSTONE II

2 BEDROOM | 2 BATHROOM | TOTAL AREA: 1,028 SQFT



Welcome to CORNERSTONE 2! This spacious condo is the perfect place to call home and features an open-concept living and dining area, perfect for entertaining. Natural light floods the home, creating a warm and inviting atmosphere. And don't forget the amazing mountain view from your large private balcony! At Cornerstone you are just steps away from the Skytrain Station Offering easy access to Surrey, Vancouver, and nearby destinations like SFU Surrey, Central City Shopping Centre, Club 16 Trevor Linden Fitness, and various parks and recreation centers. Schools, hospitals, and city hall are also within a quick Skytrain ride. The building is extremely well-maintained and offers a host of amenities including an outdoor heated pool, indoor hot tub, sauna, gym, theatre, party room, 24 hour caretaker, secured underground parking, and security monitoring. Ample visitor parking is available for your guests. Don't wait! Come have a look today!



778-751-4447  
donavon@elevationrealestate.ca

**elevation** RE/MAX  
RE/MAX TREELAND REALTY

**DONAVON ASH**  
PERSONAL REAL ESTATE CORPORATION

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage











# WALK SCORE

Walk Score

71

## Very Walkable

Most errands can be accomplished on foot.

Transit Score

82

## Excellent Transit

Transit is convenient for most trips.

Bike Score

72

## Very Bikeable

Biking is convenient for most trips.

# SCHOOL CATCHMENT

## K.B. Woodward Elementary (K-7)

13130-106 Avenue

Surrey, B.C. Canada V3T 2C3

604-588-5918

## Kwantlen Park Secondary (7-12)

10441-132 Street

Surrey, B.C. Canada V3T 3V3

604-588-6934

# COMMUTE to Downtown New West Minister



9 min



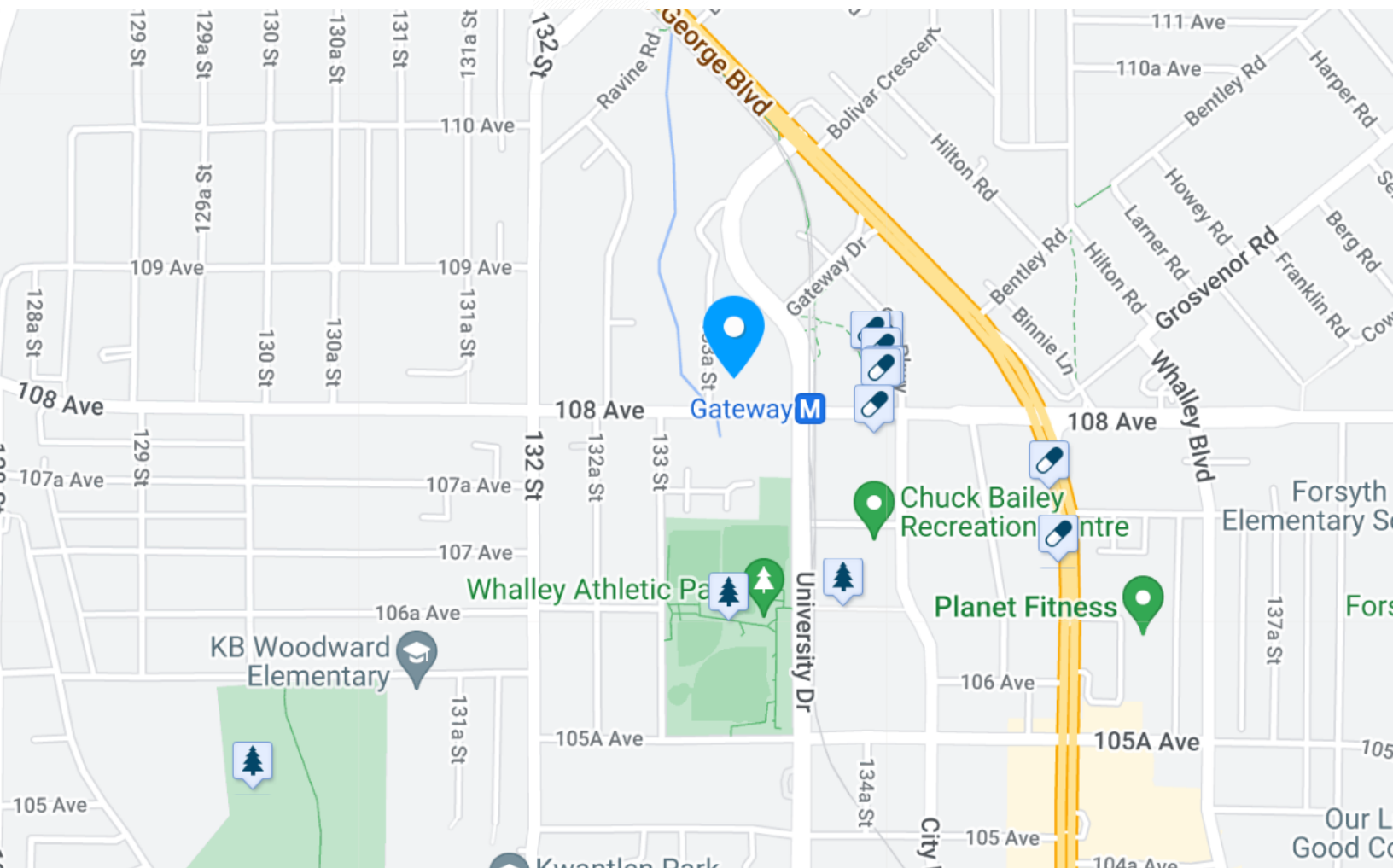
19 min



13 min



60+ min

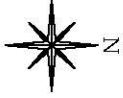






**604-704-8551**

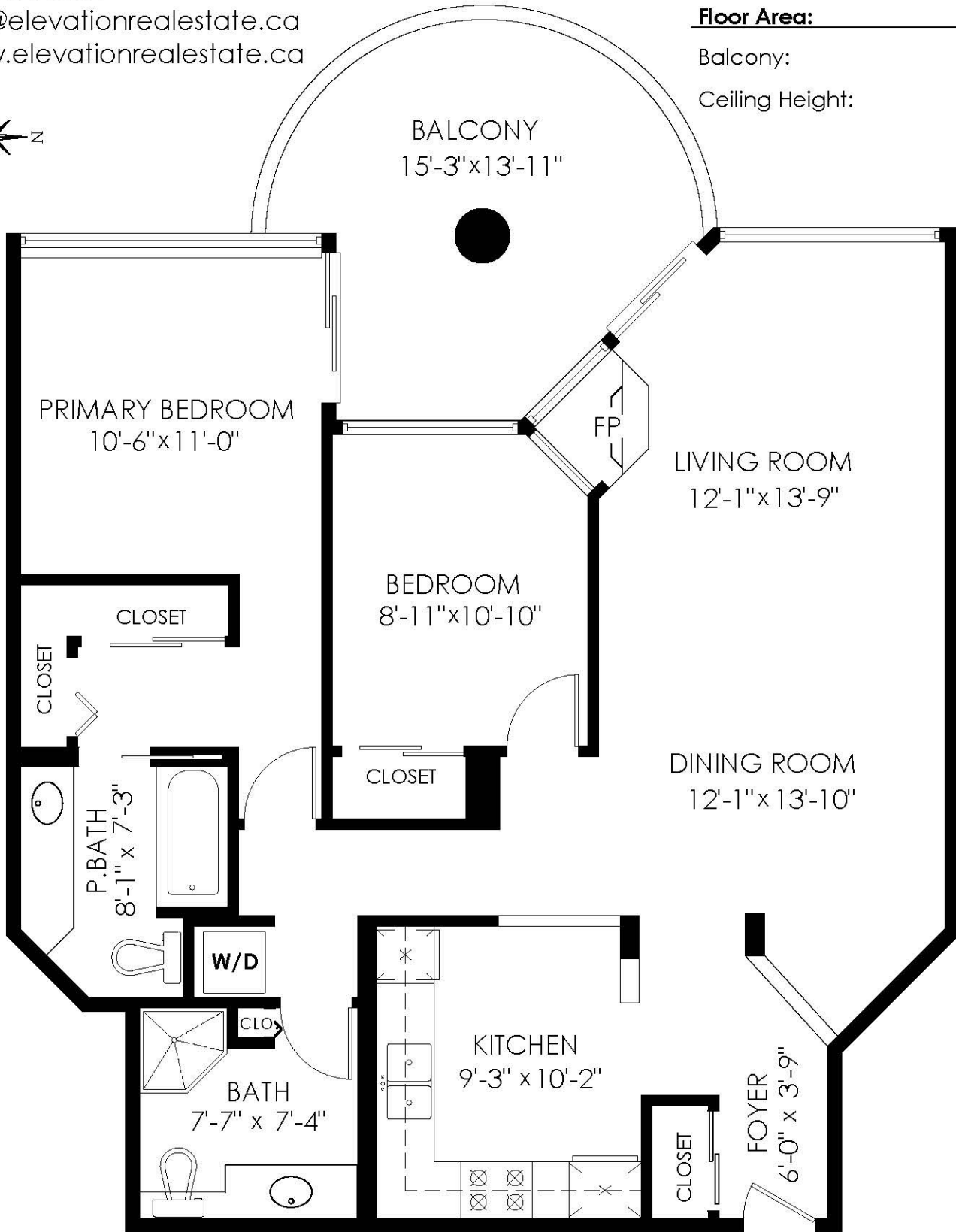
info@elevationrealestate.ca  
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**Floor Area:** **1,028 sq.ft.**

Balcony: 152 sq.ft.

Ceiling Height: 8'-0"



SCALE  
0' 5'

**MEASURED ON: (2023-02-08)**

info@pixlworks.com www.pixlworks.com 604.329.5788



E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.





**R2751855**  
Board: F  
Apartment/Condo

# 1004 13353 108 AVENUE

North Surrey  
Whalley  
V3T 5T5

Residential Attached

**\$558,888** (LP)

(SP) 



Sold Date:  
Meas. Type:  
Frontage(feet):  
Frontage(metres):  
Depth / Size (ft.):  
Sq. Footage:  
Flood Plain: **No**  
View: **Yes Mountain & City views**  
Complex / Subdiv: **CORNERSTONE II**  
First Nation Reserve:  
Services Connctd: **Electricity, Natural Gas, Water**  
Sewer Type: **City/Municipal**

If new, GST/HST inc?:  
Bedrooms: **2**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**

Original Price: **\$558,888**  
Approx. Year Built: **1994**  
Age: **29**  
Zoning: **CD**  
Gross Taxes: **\$1,904.79**  
For Tax Year: **2022**  
Tax Inc. Utilities?: **No**  
Tour: [Virtual Tour URL](#)

Style of Home: **Upper Unit**  
Construction: **Concrete**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplac... **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground, Visitor Parking**  
Dist. to Public Transit: **Steps** Dist. to School Bus: **5 Minutes**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Lease... :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 220, PLAN LMS1383, SECTION 15, RANGE 2, 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 1**

Amenities: **Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Outdoor, Recreation Center, Storage, Swirlpool/Hot Tub**

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

Finished Floor (Main): **1,028**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,028 sq. ft.**  
Unfinished Floor: **0**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **Colyvan Pacific**  
Maint Fee: **\$498.83**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Management, Recreation Facility**

Tot Units in Strata: **278** Locker:  
Storeys in Building:  
Mgmt. Co's #: **604-683-8399**  
Council/Park Apprv?:

Grand Total: **1,028 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht:  
# of Kitchens: **1**  
# of Levels: **1**  
# of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age:  
# or % of Rentals Allowed: **100 %**  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:  
# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'1 x 13'9			x	1	Main	3	No
Main	Dining Room	12'1 x 13'10			x	2	Main	4	Yes
Main	Kitchen	9'3 x 10'2			x	3			No
Main	Primary Bedroom	10'6 x 11'			x	4			No
Main	Bedroom	8'11 x 10'10			x	5			No
Main	Foyer	6' x 3'9			x	6			No
Main	Patio	15'3 x 13'11			x	7			No
		x			x	8			No

**elevation**   
REAL ESTATE GROUP

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