

3504-13688 100 AVENUE

PARK ONE

2 BEDROOM | 2 BATHROOM | LIVING AREA: 906 SQFT



Breathtaking views at Park One! This 35th floor north-facing unit combines luxury & location. Covered balcony features stunning mountain & city views. Master bedroom and Living area boasts massive floor-to-ceiling windows where you can enjoy the spectacular view from the inside. Spacious 900+ sqft layout allows flexibility and maximum privacy between bedrooms - perfect for any living arrangement. Central location with endless shops, services and eateries. Steps to Skytrain, Holland Park, and Central City Mall.



778-751-4447

donavon@elevationrealestate.ca

elevation 
RE/MAX TREELAND REALTY

DONAVON ASH

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

WALK SCORE

Walk Score

80

Very Walkable

Most errands can be accomplished on foot.

Transit Score

81

Excellent Transit

Transit is convenient for most trips.

Bike Score

98

Biker's Paradise

Flat as a pancake, excellent bike lanes.

SCHOOL CATCHMENT

Queen Elizabeth Secondary School

9457 King George Blvd, Surrey, BC V3V 5W4
(604) 588-1258

COMMUTE to downtown Surrey



1 min



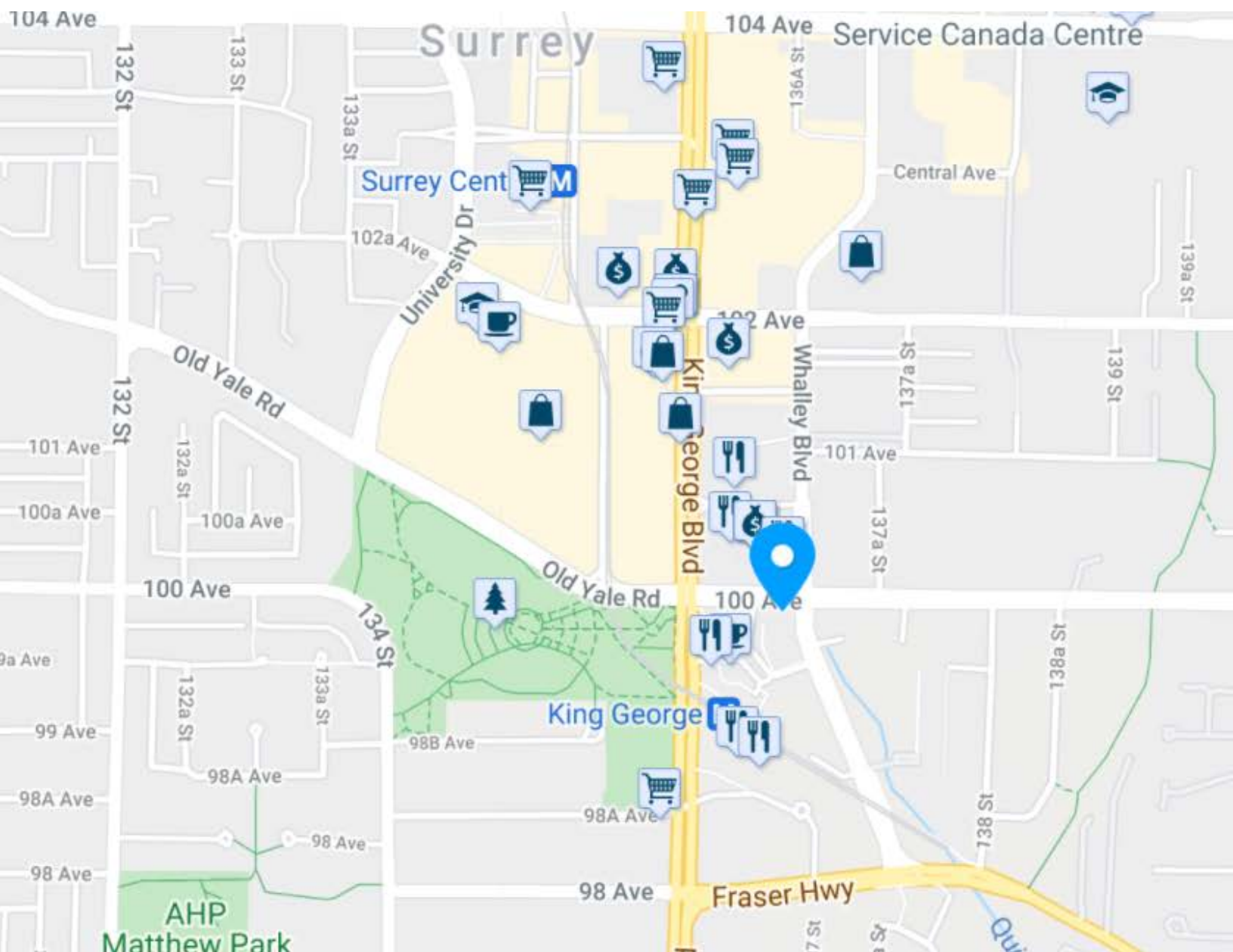
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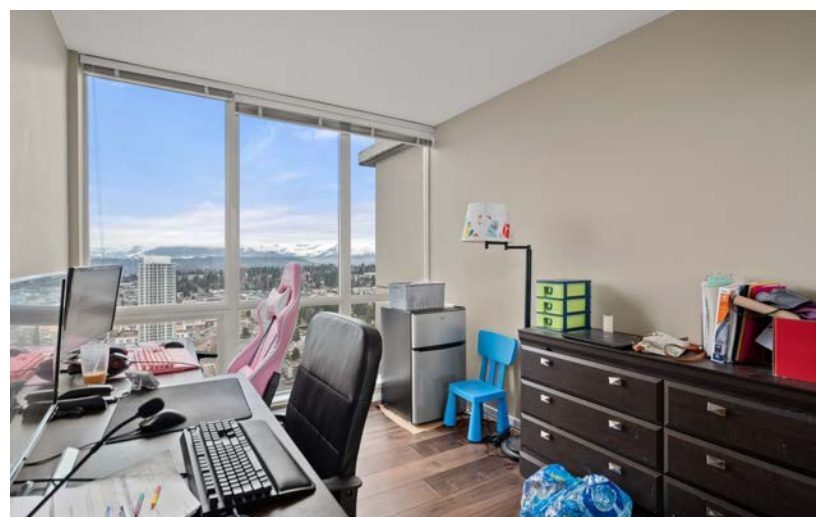
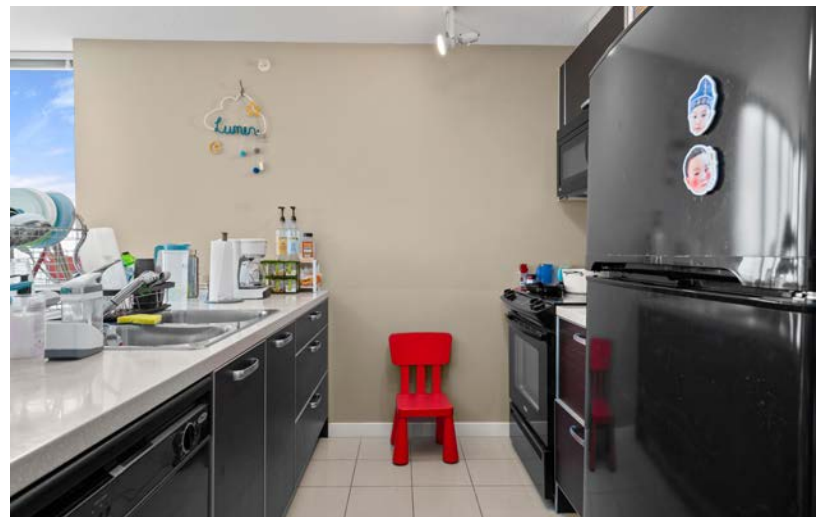


5 min



6 min





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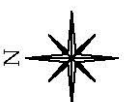
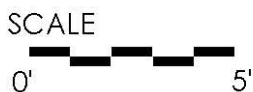
Scan QR Code to view
Virtual Walkthrough

**3504-13688 100 Ave,
Surrey**

Floor Area: **906 sq.ft.**

Balcony: **94 sq.ft.**

Ceiling Height: **8'-0"**



MEASURED ON: (2022-02-11)

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.

Active
R2652358
 Board: F
 Apartment/Condo

3504 13688 100 AVENUE

North Surrey
 Whalley
 V3T 0G5

Residential Attached

\$665,000 (LP)
 (SP) 



Sold Date:
 Meas. Type:
 Frontage(feet):
 Frontage(metres):
 Depth / Size (ft.):
 Sq. Footage: **0.00**
 Flood Plain:
 View: **Yes Mountains**
 Complex / Subdiv: **Park One**
 Services Connctd: **Electricity**

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

Original Price: **\$665,000**
 Approx. Year Built: **2011**
 Age: **11**
 Zoning: **CD**
 Gross Taxes: **\$2,535.21**
 For Tax Year: **2021**
 Tax Inc. Utilities?:
 Tour: [Virtual Tour URL](#)

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **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:
 Parking: **Garage; Underground**
 Dist. to Public Transit: **Steps** Dist. to School Bus: **Minutes**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Legal: **PL EPS561 LT 333 BLK 5N LD 36 SEC 35 RNG 2W. 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, Elevator, Garden, In Suite Laundry, Recreation Center, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Concierge**

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

Finished Floor (Main):	906	Units in Development:		Tot Units in Strata:	349	Locker: No
Finished Floor (Above):	0	Exposure: North		Stores in Building:	36	
Finished Floor (AbvMain2):	0	Mgmt. Co's Name: Rancho Management		Mgmt. Co's #:	604-674-4647	
Finished Floor (Below):	0	Maint Fee: \$482.90		Council/Park Apprv?:		
Finished Floor (Basement):	0	Maint Fee Includes: Caretaker, Gardening, Hot Water, Recreation Facility				
Finished Floor (Total):	906 sq. ft.					
Unfinished Floor:	0					

Grand Total: **906 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 Suite: **None** # or % of Rentals Allowed: **100%**
 Basement: **None** Short Term (<1yr) Rnt/Lse Alwd?: **Yes**
 Craw/Bsmt. Ht: # of Levels: **1** Short Term Lse-Details: **6 months minimum**
 # of Kitchens: **1** # of Rooms: **7**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Great Room	16'1 x 12'4			x	1	Main	4	No
Main	Kitchen	8'3 x 9'4			x	2	Main	4	Yes
Main	Master Bedroom	10'3 x 10'8			x	3			No
Main	Walk-In Closet	7'10 x 3'5			x	4			No
Main	Bedroom	12'6 x 8'1			x	5			No
Main	Storage	6'1 x 3'7			x	6			No
Main	Foyer	9'7 x 4'10			x	7			No
		x			x	8			No

Listing Broker(s): **RE/MAX Treeland Realty**

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PARK ONE

STRATA PROPERTY FAQ

MAINTENANCE FEE: \$482.90

- Management Company: Ranchco Managamenet (604-674-4647)
- Maintenance Fee Includes:
 - Caretaker
 - Gardening
 - Hot Water
 - Recreation Facility

RESTRICTIONS

- Rentals: Rentals Allowed
- Pets:
 - Pets allowed with restriction;
 - 2 Pets
 - Cats: Yes
 - Dogs: Yes

*All information is approximate. Buyers to verify if important.

