



**RAMIREZ** REAL ESTATE

# CONCRETE HIGH-RISE LIVING STEPS TO SKYTRAIN – COMFORT, CONVENIENCE & AMENITIES

702-13383 108 AVENUE | SURREY | V3T 5T6



**1 BEDROOM**

**1 BATHROOM**

**630 SQ FT**

**CENTRAL LOCATION**

## DESCRIPTION

Live steps from Gateway SkyTrain Station in this solid concrete building offering comfort and convenience. This bright, immaculate home features updated lighting, stainless steel appliances, in-suite laundry, laminate flooring throughout, fresh paint, and generous in-suite storage. Enjoy resort-style amenities including an updated lobby and security system, outdoor pool, hot tub, gym, and more. Comes with an extra-large storage locker and secure underground parking. Close to SFU, shopping, recreation centre, library, restaurants, and coffee shops. Only 30 minutes to Vancouver—perfect for commuters or investors!

## SPECIFICATIONS

STYLE OF HOME:	1 STOREY
YEAR BUILT:	1994
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	SHOPPING NEARBY



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\*PERSONAL REAL ESTATE CORPORATION. \*\*INDEPENDENTLY OWNED AND OPERATED.



Presented by:  
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**Active** **702 13383 108 AVENUE** Residential Attached  
**R3094833** North Surrey **\$369,900 (LP)**  
 Board: F Whalley **(SP)**  
 Apartment/Condo V3T 5T6



Sold Date: If new,GST/HST inc?: Original Price: **\$369,900**  
 Meas. Type: Bedrooms: **1** Approx. Year Built: **1994**  
 Frontage(feet): Bathrooms: **1** Age: **32**  
 Frontage(metres): Full Baths: **1** Zoning: **CD**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,802.13**  
 Sq. Footage: **0.00** P.I.D.: **018-740-561** For Tax Year: **2025**  
 Flood Plain: View: Tax Inc. Utilities?:  
 View: : Tour: **Virtual Tour URL**  
 Complex / Subdiv: First Nation  
 Services Connctd: **Electricity, Natural Gas, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Front, Side**  
 Construction: **Concrete** Parking: **Garage; Underground**  
 Exterior: **Concrete, Glass, Mixed** Dist. to Public Transit: Dist. to School Bus:  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Property Disc.: **Yes**  
 Renovations: Reno. Year: Fixtures Leased: **No**  
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **No**  
 Fireplace Fuel: **Gas - Natural** Metered Water:  
 Fuel/Heating: **Electric** R.I. Plumbing:  
 Outdoor Area: **Balcony(s)** Floor Finish: **Laminate, Tile**  
 Type of Roof: **Tar & Gravel, Torch-On**

Legal: **STRATA LOT 44, BLOCK 5N, PLAN LMS1383, SECTION 15, 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 1**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Storage**

Site Influences: **Central Location, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): <b>630</b>	Units in Development:	Tot Units in Strata:	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Colyvan</b>	Mgmt. Co's #: <b>604-683-8399</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$365.82</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>630 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>630 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>	# of Pets:	Cats: Dogs:

Suite: Restricted Age: # of Pets: Cats: Dogs:  
 Basement: **None** # or % of Rentals Allowed:  
 Crawl/Bsmt. Ht: # of Levels: **1** Short Term (<1yr)Rnt/Lse Alwd?: **No**  
 # of Kitchens: **1** # of Rooms: **4** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18' x 12'			x	1	Main	4	No
Main	Dining Room	11' x 10'			x	2			
Main	Kitchen	9' x 8'			x	3			
Main	Primary Bedroom	11'6 x 11'6			x	4			
					x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **Royal LePage Elite West**

**Concrete building located just steps away from Gateway skytrain station. This immaculate home boasts lots of natural light, updated lighting, stainless steel appliances, in-suite laundry, laminate flooring, tons of in-suite storage, and fresh paint. This well-maintained complex has an updated lobby & security system, outdoor pool, hot tub, gym & amenities. This unit offers an extra large storage unit and secured underground parking. All this located close to SFU campus, shopping, recreation centre, library, restaurants, coffee shops and more. Perfect location for commuters (only 30 minutes to Vancouver). Book your private viewing today.**