

**R2466092**  
Apartment/Condo

**3607 13438 CENTRAL AVENUE**  
Surrey  
Whalley  
V3T 0N2

Residential Attached  
**\$399,900 (LP)**



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2019**  
 Bedrooms: **1**  
 Lot Area: Bathrooms: **1** Age: **1**  
 Flood Plain: Full Baths: **1** Zoning: **STRATA**  
 Rear Yard: Half Baths: **0** Gross Taxes:  
 Exp: Maint. Fee: **\$211.00** For Tax Year:  
 P.I.D.: **030-811-821**  
 Mgmt. Co's Name: **Rancho Management**  
 View:  
 Complex / Subdiv:  
 Services Connected: **Community,Electricity,Water**

Style of Home: **Upper Unit**  
 Construction: **Concrete,Concrete Frame**  
 Exterior: **Concrete,Glass**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **Community**  
 Fuel/Heating: **Baseboard,Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Underground**  
 Locker: **Yes**  
 Dist. to Transit: Dist to School Bus:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate**

Maint Fee Inc: **Garbage Pickup,Gardening,Hot Water,Sewer,Snow removal**  
 Legal: **STRATA LOT 386, PLAN EPS5579, SECTION 27, RANGE 2W, NEW WESTMINSTER LAND DISTRIC**  
 Amenities: **Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Storage**  
 Site Influences: **Central Location,Recreation Nearby,Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Smoke Alarm,Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'10 x 5'8			x			x
Main	Living Room	14'8 x 9'10			x			x
Main	Bedroom	9'8 x 9'10			x			x
Main	Laundry	5'2 x 2'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>480</b>	# of Rooms: <b>4</b> # of Kitchens: <b>1</b> # of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:	1	Main	<b>3</b>	<b>No</b>
Finished Floor (Below):	<b>0</b>	Restricted Age:	2			
Finished Floor (Basement):	<b>0</b>	# of Pets: Cats: Dogs:	3			
Finished Floor (Total):	<b>480 sq. ft.</b>	# or % of Rentals Allowed:	4			
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest.,Rentals Allowed</b>	5			
Grand Total:	<b>480 sq. ft.</b>	Basement: <b>None</b>	6			
			7			
			8			

Listing Broker(s): **Oneflatfee.ca**

**A great opportunity to own this unit with sweeping magnificent North Views in the heart of Surrey. This affordable micro two-bed home offers unique adapting floor plan to suit the need of the occupant. Amenities include: Business Centre, Lounge, Gym, Sauna/Steam, Study/Music Rooms & 360 degree Roof Top Garden. Super convenient: steps to City Hall, Skytrain, Library, Shopping Mall, SFU & KPU, etc. Unit comes with one parking and one storage locker.**

The enclosed information, while deemed to be correct, is not guaranteed. PREC\* indicates 'Personal Real Estate Corporation'.