



Presented by:
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Active R3049954 Board: F Apartment/Condo	306 13438 CENTRAL AVENUE North Surrey Whalley V3T 0N2	Residential Attached \$328,000 (LP) (SP)
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Sold Date:	If new, GST/HST inc?:	Original Price: \$328,000
Meas. Type: Feet	Bedrooms: 0	Approx. Year Built: 2019
Frontage(feet):	Bathrooms: 1	Age: 6
Frontage(metres):	Full Baths: 1	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,622.47
Sq. Footage: 0.00	P.I.D.: 030-808-111	For Tax Year: 2025
Flood Plain:		Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Inside Unit	Total Parking: 0	Covered Parking: 0	Parking Access: Lane
Construction: Concrete	Parking: Garage; Underground		
Exterior: Concrete, Glass, Metal	Dist. to Public Transit:		Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold Strata		
	Property Disc.: Yes		
Renovations:	Fixtures Leased: No		
# of Fireplaces: 0	R.I. Fireplaces:		
Fireplace Fuel:			
Fuel/Heating: Baseboard, Electric	Fixtures Rmvd: No		
Outdoor Area: Balcony(s)	Floor Finish: Laminate		
Type of Roof: Other			

Legal: **STRATA LOT 15, PLAN EPS5579, SECTION 27, 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 V**

Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry, Sauna/Steam Room**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 327	Units in Development: 398	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 38	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Rancho Management Service	Mgmt. Co's #: 604-684-4508	
Finished Floor (Below): 0	Maint Fee: \$221.04	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 327 sq. ft.			
Unfinished Floor: 0			
Grand Total: 327 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 4			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'7 x 6'1			x	1	Main	3	No
Main	Kitchen	9'6 x 4'5			x	2			
Main	Loft	9'5 x 8'5			x	3			
Main	Foyer	7'7 x 4'5			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Top Vision Realty Inc.**

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Discover modern urban living in this stylish studio at Prime on the Plaza, located in the heart of Downtown Surrey. This smartly designed home features stainless steel appliances, sleek quartz countertops, durable laminate flooring, and a space-saving pull-down Murphy bed with an integrated dining table. A storage locker is also included for your convenience. Enjoy a full range of amenities including a business centre, lounge, gym, sauna/steam room, study room, music room, and a beautifully landscaped roof garden. With the SkyTrain station, Central City Shopping Centre, SFU, and KPU just steps away, this home offers the perfect blend of comfort and convenience.