

# 3507-13615 FRASER HIGHWAY

KING GEORGE HUB ONE

2 BEDROOM | 2 BATHROOM | LIVING AREA: 758 SQFT



Breathtaking views at King George Hub One! This 35th floor north-facing unit combines luxury and location. Massive covered balcony features stunning mountain and city views. Kitchen equipped with brand new appliances: Blomberg integrated fridge and dishwasher, Fulgor Milano SS oven and induction cooktop, quartz countertops and laminate flooring. Maximum privacy between bedrooms and flexible layout, perfect for any living arrangement. This sought-after building offers a full sized Fitness Center, Yoga Studio, & Spin Bicycle room. Breathtaking Rooftop Social Lounge @40th floor with BBQ. Entertain With lots of seating area, Games room, Kids' play area, and theatre Room. Central location with endless shops, services and eateries. Steps to Skytrain and Central City Mall. Minutes to T&T and SFU Surrey Campus.



778-751-4447

[donavon@elevationrealestate.ca](mailto:donavon@elevationrealestate.ca)

**elevation** RE/MAX  
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  
**70**

## Somewhat Walkable

Most errands can be accomplished on foot

Transit Score  
**87**

## Some Transit

Transit is convenient for most trips

Bike Score  
**71**

## Very Bikeable

Biking is convenient for most trips

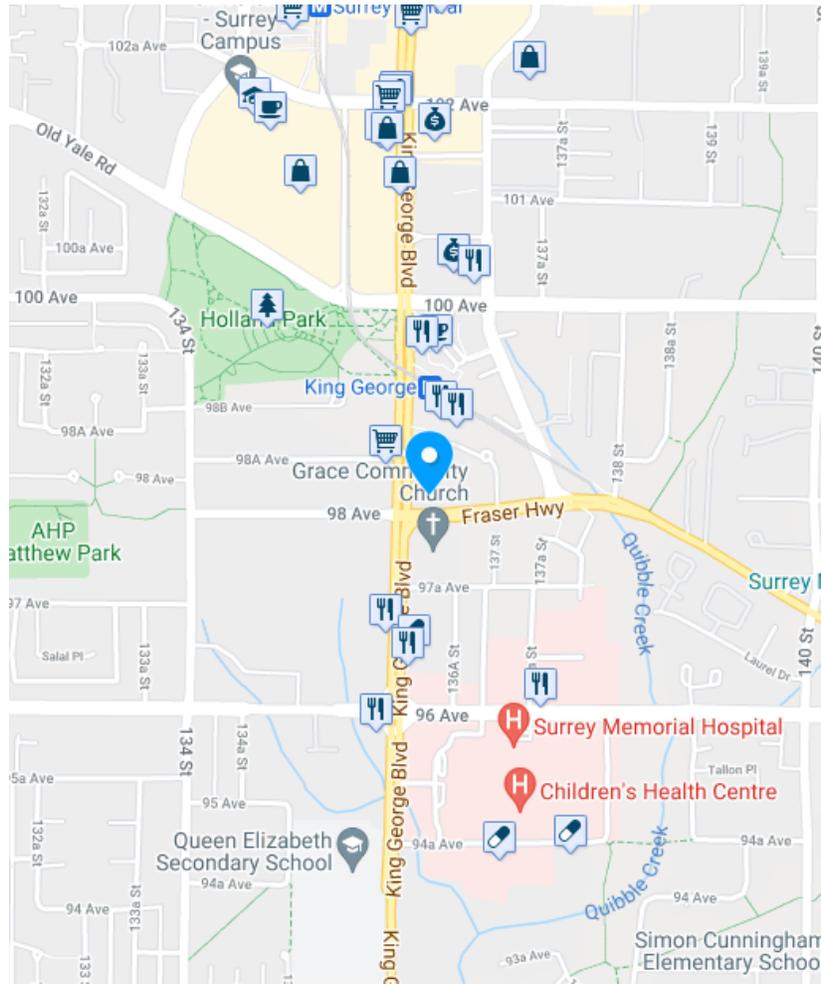
# COMMUTE to downtown Surrey

 1 min

 1 min

 5 min

 5 min



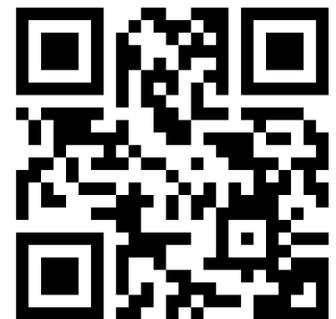


**604-704-8551**

info@elevationrealestate.ca  
www.elevationrealestate.ca

**3507-13615 Fraser Hwy,  
Surrey**

**Floor Area:** 758 sq.ft.  
Balconies: 160 sq.ft.  
Ceiling Height: 8'-5"



Scan QR Code to view  
Virtual Walkthrough



MEASURED ON: (2021-11-12)  
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**  
**R2633529**  
 Board: F  
 Apartment/Condo

**#3507 13615 FRASER HIGHWAY**

North Surrey  
 Whalley  
 V3T 2V6

Residential Attached  
**\$764,999** (LP)  
 (SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$764,999**  
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2021**  
 Frontage(feet): Bathrooms: **2** Age: **0**  
 Frontage(metres): Full Baths: **2** Zoning: **CD**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**  
 Sq. Footage: **0.00** For Tax Year: **2021**  
 Flood Plain: P.I.D.: **031-439-314** Tax Inc. Utilities?: **No**  
 View: **Yes Mountains**  
 Complex / Subdiv: **King George Hub One**  
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: **Steps** Dist. to School Bus: **2 blocks**

Renovations:  
 # of Fireplaces: **0** R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Reno. Year:  
 Rain Screen:  
 Metered Water: Fixtures Rmvd: **No** :  
 R.I. Plumbing:  
 Floor Finish: **Laminate**

Legal: **STRATA LOT 392 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS7631 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, Exercise Centre, In Suite Laundry, Playground**

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

Finished Floor (Main):	<b>758</b>	Units in Development:		Tot Units in Strata:		Locker:	
Finished Floor (Above):	<b>0</b>	Exposure: <b>North</b>		Stores in Building:	<b>40</b>		
Finished Floor (AbvMain2):	<b>0</b>	Mgmt. Co's Name: <b>WARRINGTON PCI MANAGEMENT</b>		Mgmt. Co's #:	<b>604-602-1887</b>		
Finished Floor (Below):	<b>0</b>	Maint Fee: <b>\$360.00</b>		Council/Park Apprv?:			
Finished Floor (Basement):	<b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Hot Water, Management, Recreation Facility, Water</b>					
Finished Floor (Total):	<b>758 sq. ft.</b>						
Unfinished Floor:	<b>0</b>						

Grand Total: **758 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
 Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
 Suite: **None** # or % of Rentals Allowed:  
 Basement: **None** Short Term (<1yr) Rnt/Lse Alwd?: **No**  
 Crawl/Bsmt. Ht: # of Levels: **1** Short Term Lse-Details:  
 # of Kitchens: **1** # of Rooms: **6**

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

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

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates 'Personal Real Estate Corporation'.

**elevation**  
**DONAVON ASH**  
 donavon@elevationrealestate.ca  
 778-751-4447  
**RE/MAX** Treeland Realty

