

BUILDING BROCHURE

D'COR - 10499 UNIVERSITY BUILDING

10499 University Dr. · Surrey, BC V3T 0A4 · Whalley



Scan to view online



3 FOR SALE
FROM \$315,000



Unit Mix

1 Bedroom

17 units
446 – 692 sf
from \$308,800

2 Bedroom

6 units
752 – 915 sf
from \$425,000

For Sale in D'Cor - 10499 University Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,000	2 / 2	835 sf	\$598	403 10499 UNIVERSITY DRIVE
\$439,000	2 / 1	752 sf	\$584	301 10499 UNIVERSITY DRIVE
\$315,000	1 / 1	446 sf	\$706	117 10499 UNIVERSITY DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$385,000	1 / 1ba	582 sf	\$662	2025-06-09
\$430,000	1 / 1ba	613 sf	\$701	2024-12-02
\$450,000	1 / 1ba	692 sf	\$650	2023-12-16
\$580,000	2 / 2ba	915 sf	\$634	2023-11-17

Value & Financing

Price Positioning

\$629 /sq ft

Active listings here average \$629/sf vs \$774/sf across Whalley.

19% below area average

Mortgage Snapshot

\$1,509 /mo

Entry price (from) \$315,000

20% down payment \$63,000

Rate / amortization 5.24% · 25 yr

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 2006	LEVELS 4	SUITES 72	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1886	DEVELOPER Newgen Group Of Companies

Overview

D'Cor - 10499 University, Surrey, V3T 0A4 , Strata Plan BCS1886, 4 levels, 72 units, built 2006. D'Cor complex consists of two towers with four addresses 10499, 10455 134th Street & 10499, 10455 University Drive. D'Cor condo teams include Newgen Development who are the developer with vision of building innovative and truly livable master planned condo towers in BC, Kerkhoff Construction who are the builder with more than 30 years experience, Focus Architecture as the architect who have won three Georgie awards in land planning, and Portico Design Group who are the interior designers for the fabulous residence apartment finishes. D'Cor consists of 148 suites in two four-storey, low-rise buildings. Luxury finishes include 9-foot ceilings throughout, square edge slab cabinets with polished chrome hardware in addition to frosted glass kitchen cabinets with brushed aluminum frames, solid Quartz counter tops with polished square edges, seven piece stainless steel Frigidaire appliance package, large porcelain bathroom tiling, polished chrome faucets and shower head, and laminate wood flooring in Carbonized Bamboo or Black Teak finish. An amenities room includes lounge with plasma TV and pool table, fully quipped fitness and kitchen. D'Cor condo is very centrally located in Surrey Whalley Community, just a 10-minute walk away from a SkyTrain station and a five-minute walk to 90 percent of the places you need Safeway, restaurants, stores, banks, fitness clubs, Sears, Shoppers, Staples, the SFU campus.

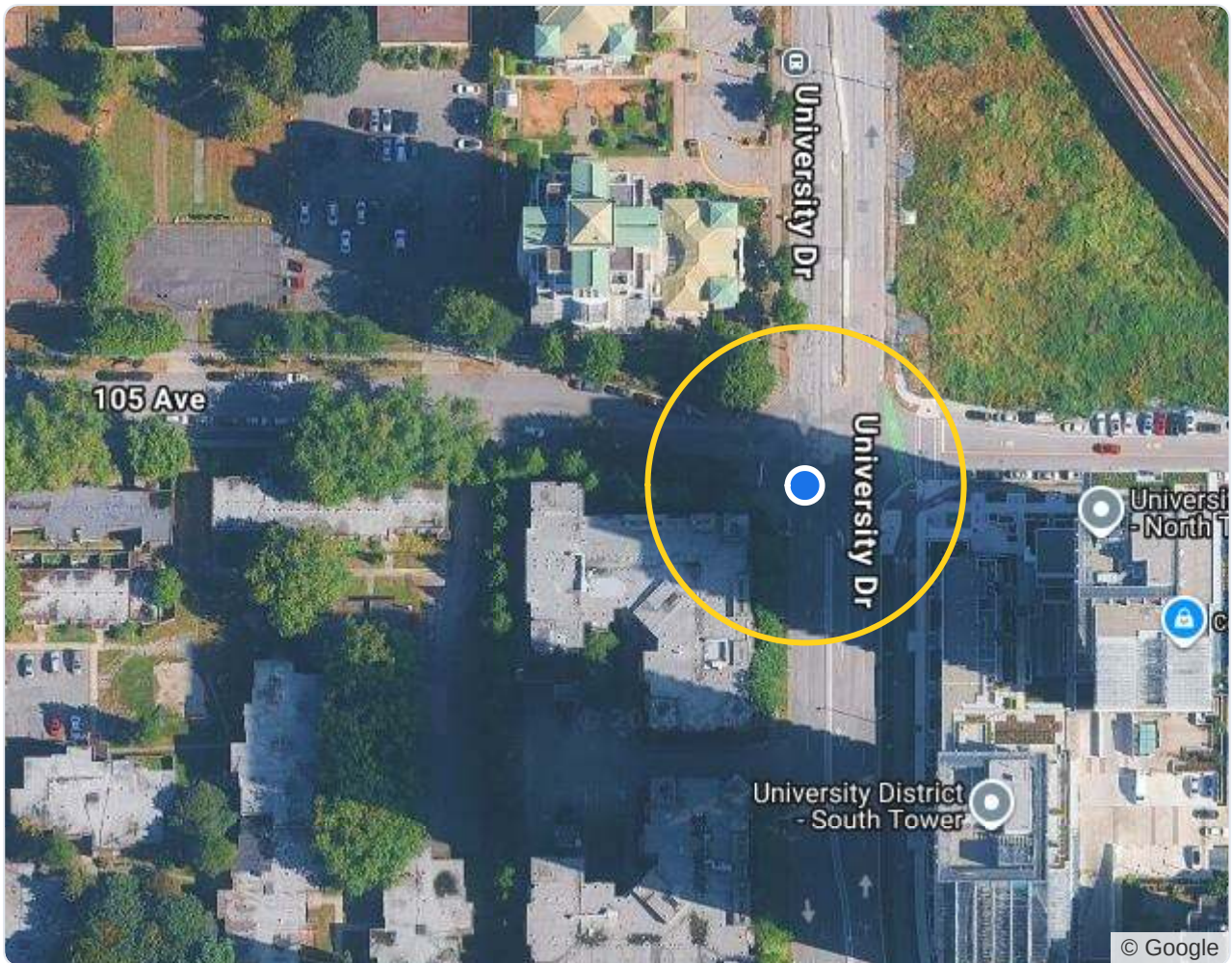
Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ Exercise Centre | ✓ In Suite Laundry |
| ✓ Recreation Center | ✓ Storage |

Maintenance Fees Include

- | | |
|--------------|-----------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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