

BUILDING BROCHURE

ULTRA SURREY CITY CENTER

13325 102A Ave. · Surrey, BC V3T 1P6 · Whalley



Scan to view online





13 FOR SALE
FROM \$250,000

7 SOLD · 12 MO
\$270,000–\$560,000



Unit Mix

Studio

27 units
365 – 424 sf
from \$250,000

1 Bedroom

42 units
590 – 723 sf
from \$300,000

2 Bedroom

24 units
698 – 1,215 sf
from \$420,000

For Sale in Ultra Surrey City Center & Complex

13 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$645,000	2 / 3	1190 sf	\$542	TH11 10290 133 STREET
\$599,000	2 / 2	889 sf	\$674	3703 13325 102A AVENUE
\$598,000	2 / 2	925 sf	\$646	3708 13325 102A AVENUE
\$549,800	2 / 2	892 sf	\$616	3602 13325 102A AVENUE
\$545,000	2 / 2	892 sf	\$611	3303 13325 102A AVENUE
\$519,000	2 / 2	925 sf	\$561	3103 13325 102A AVENUE
\$430,000	2 / 1	713 sf	\$603	908 13325 102A AVENUE
\$398,000	1 / 1	590 sf	\$675	1808 13325 102A AVENUE
\$395,000	1 / 1	602 sf	\$656	1807 13325 102A AVENUE
\$278,800	— / 1	405 sf	\$688	209 13325 102A AVENUE

...and 3 more — see all 13 at bccondos.net/13325-102a-ave

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$360,000	1 / 1ba	626 sf	\$575	2026-03-16
\$349,000	1 / 1ba	602 sf	\$580	2026-02-17
\$350,888	1 / 1ba	610 sf	\$575	2026-01-16
\$420,000	2 / 1ba	711 sf	\$591	2025-12-04

Value & Financing

Price Positioning

\$635 /sq ft

Active listings here average **\$635/sf** vs **\$776/sf** across Whalley.

18% below area average

Mortgage Snapshot

\$1,197 /mo

Entry price (from) **\$250,000**

20% down payment **\$50,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2013	LEVELS 40	SUITES 362	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN EPS769	DEVELOPER Weststone
ARCHITECT Cotter Architects		MANAGEMENT Alliance Real Estate Group Inc	

Overview

Ultra Urban Village -13325 102a Ave, Surrey, BC V3T 0J5, Canada. Located in the growing and desirable area of Surrey City Centre in North Surrey on 102A Avenue and 134 Street. Ultra Urban Village is a 40 floor concrete and glass highrise with 382 luxury homes developed by WestStone and designed by Patrick Cotter Architects Inc. This building is currently under construction and projected to be completed in Fall 2012. Ultra is phase III of WestStone's Urban Village planned community in Surrey City Centre; an area that is expected to continue to develop and expand into a cosmopolitan area where commercial, residential, educational and entertainment activity thrives. This building is within steps to bus stops, SkyTrain stations, SFU campus, Surrey Civic Centre, Lena Shaw Elementary, Queen Elizabeth Secondary, Central City Shopping Centre, London Drugs, Surrey Public Library, Holland Park, recreation, restaurants, coffee shops and much more! Direct

access to major transportation routes including Fraser Highway, allows an easy commute to surrounding destinations.

Homes feature ten different floorplans, two designed colours schemes by False Creek Design Group, floor-to-ceiling windows that allow plenty of natural light and boast panoramic views, beautiful laminate and tile floors and in-suite laundry with large laundry room. Gourmet kitchens feature quartz countertops, under-mount sinks, contemporary flat panel cabinets, stone mosaic backsplash and a stainless steel appliance package by GE. Elegant bathrooms feature cabinets, deep soaker tub, showers, ceramic walls and feature tiles. Residents can enjoy many amenities within the building including a large exercise centre with separate men and women washrooms, a yoga room, a media room, a business centre and meeting rooms with access to WiFi.

Ultra is a safe and secure building with a FOB Key System for doors and elevators, gated underground parking and roughed-in security systems in all homes. This building has Traveler's Warranty Insurance including 2-5-10. This community welcomes all ages, pets and rentals. This is a prime location offering condo living with an urban flare - Live at Ultra Urban Village!

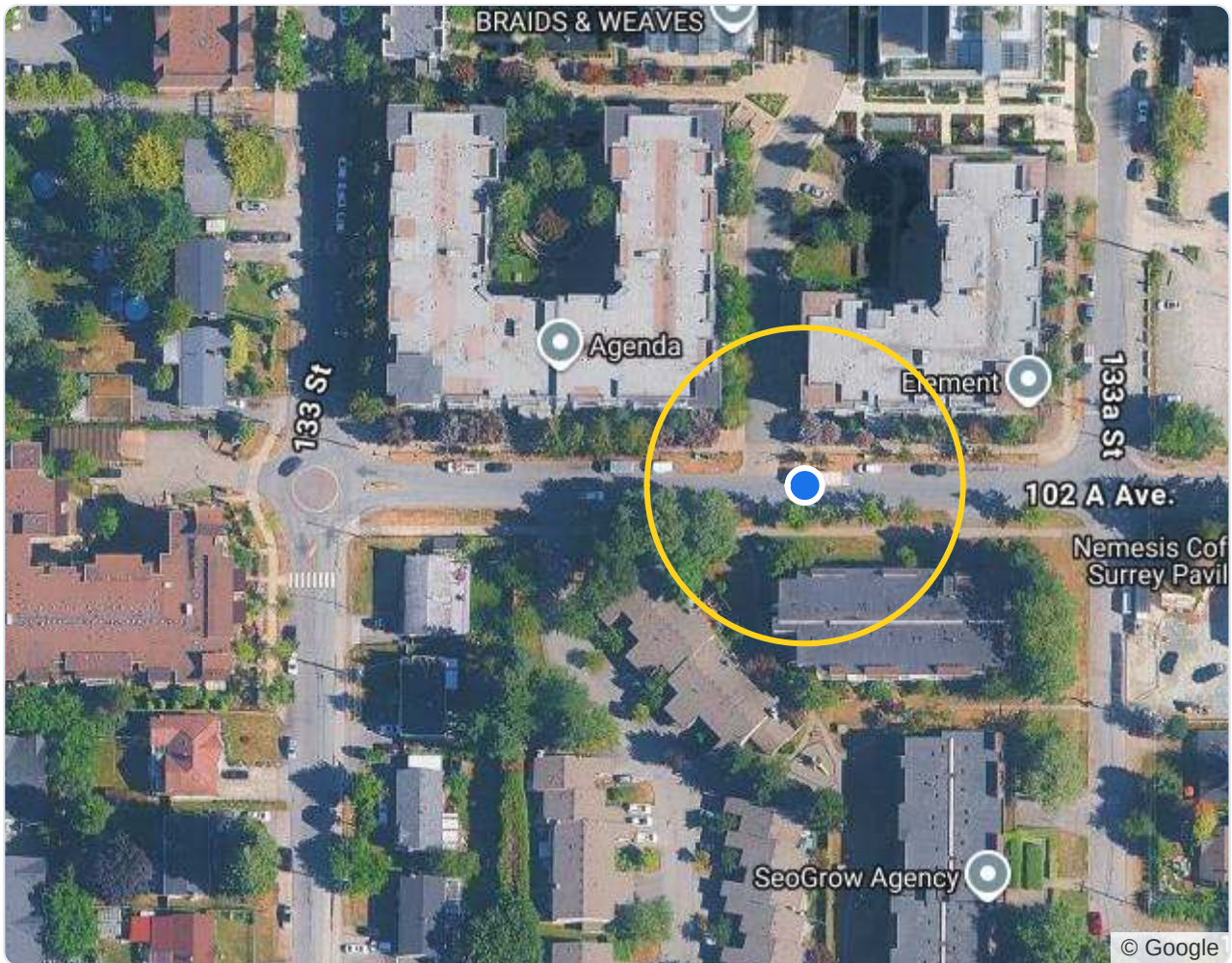
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Exercise Centre

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Gardening
- ✓ Management
- ✓ Snow Removal

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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