

D'CORIZE

13399 104th Ave. · Surrey, BC V3T 0C9 · Whalley



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1 FOR SALE
FROM \$374,888

10 SOLD · 12 MO
\$300,000–\$520,500



Unit Mix

Studio

1 unit
594 – 594 sf
from \$374,888

1 Bedroom

46 units
466 – 793 sf
from \$300,000

2 Bedroom

34 units
701 – 960 sf
from \$429,000

For Sale in D'corize & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$374,888	— / 1	594 sf	\$631	2209 13399 104 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$300,000	1 / 1ba	607 sf	\$494	2026-07-08
\$429,000	2 / 1ba	759 sf	\$565	2026-06-24
\$312,500	1 / 1ba	466 sf	\$671	2026-02-27
\$427,000	1 / 1ba	790 sf	\$541	2026-02-17

Value & Financing

Price Positioning

\$631 /sq ft

Active listings here average **\$631/sf** vs **\$775/sf** across Whalley.

19% below area average

Mortgage Snapshot

\$1,795 /mo

Entry price (from)	\$374,888
20% down payment	\$74,978
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2009	LEVELS 21	SUITES 180	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3444	DEVELOPER Newgen Group Of Companies
MANAGEMENT Blueprint Strata Management Inc.			

Overview

D'Corize - 13399 104th Avenue, Surrey, BC V3T 0C9, Strata Plan No. BCS3444, 21 levels, 180 units, built 2009 - located at the northwest corner of 134th Street and 104th Avenue in Whalley neighborhood of Surrey. D'Corize is the third phase of the D'Corize project. The previous phases featured low-rise, wood-frame buildings adjacent to the site of D'Corize. D'Corize teams include Newgen Development and Kerkhoff Construction as the builder, with architect by award winning

Focus Architecture and interior design by Portico Design Group. Luxury finishes include 9-foot ceilings, floor to ceiling windows, engineered laminate floors, spacious balconies and patios with wonderful views, stainless steel appliances that compliment kitchen decor with imported polished granite countertops, full-wrap walnut or zebra wood laminate cabinets and ceramic tiled backsplash. Elegant bathrooms feature the Millenium Spa which is an exquisite ceiling mounted rain shower, white ceramic wall tile and imported polished granite countertops. The amenities at D'Corize include a fully equipped fitness center, a business centre, media centre with plasma TV, fully equipped kitchen, activity room with pool table, fireside lounge, library and a multi-purpose flex room. D'Corize is managed by KLS REALTY 604-415-7671. Pets Allowed, Rentals Allowed.

Located 2 blocks away from the Central City Mall and SFU Surrey Campus, and close by is Surrey's premier public amenities including Surrey Recreation Centre, Surrey Public library, Central pub, Blends, Starbucks, Royal Kwantlen Park, shopping, schools and golf courses. With the Surrey Central Sky Train Station less than 200 meters away, D'Corize is connected to everywhere. Go downtown, visit New Westminster Quay or head to Metrotown in minutes.

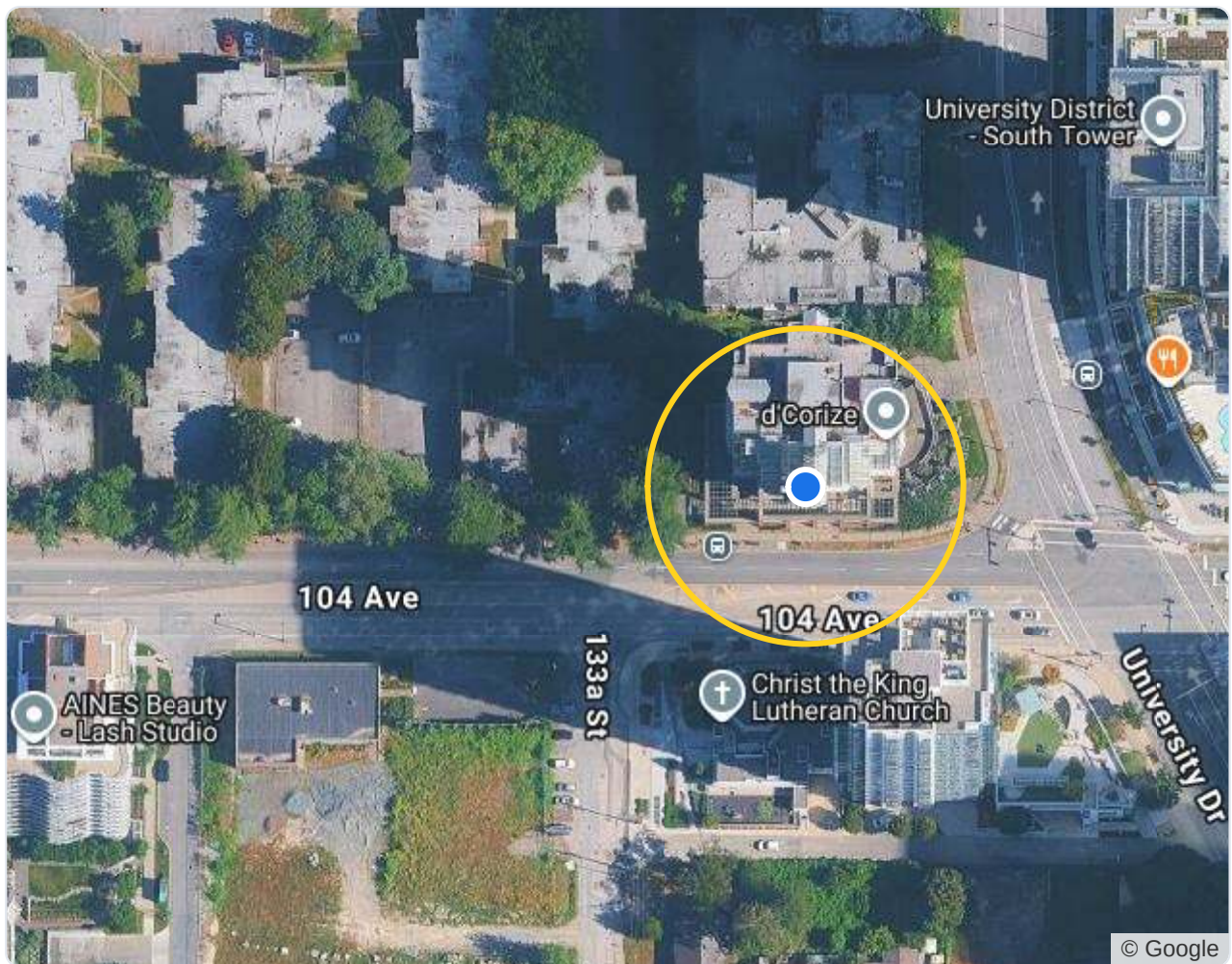
Amenities & Features

- | | |
|-------------------|---------------------|
| ✓ Club House | ✓ Elevator |
| ✓ Exercise Centre | ✓ In Suite Laundry |
| ✓ Storage | ✓ Wheelchair Access |

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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