

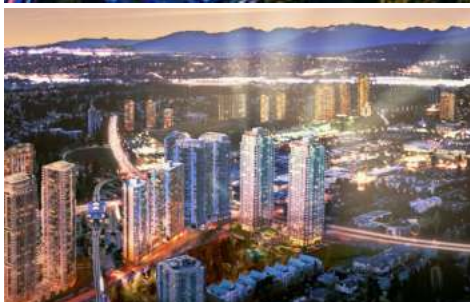
BUILDING BROCHURE

PARK AVENUE WEST 1

13750 100 Ave. · Surrey, BC V3T 5X7 · Whalley



Scan to view online



2 FOR SALE
FROM \$379,900

11 SOLD · 12 MO
\$335,000–\$622,000



BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom 43 units 446 – 563 sf from \$335,000	2 Bedroom 35 units 649 – 900 sf from \$466,000	3 Bedroom 4 units 860 – 1,004 sf from \$622,000
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For Sale in Park Avenue West 1 & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$510,000	2 / 1	667 sf	\$765	3709 13750 100 AVENUE
\$379,900	1 / 1	510 sf	\$745	2215 13750 100 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$510,000	2 / 2ba	776 sf	\$657	2026-06-09
\$370,000	1 / 1ba	515 sf	\$718	2026-04-15
\$490,000	2 / 1ba	649 sf	\$755	2026-04-07
\$497,000	2 / 1ba	678 sf	\$733	2026-03-29

Value & Financing

Price Positioning \$755 /sq ft Active listings here average \$755/sf vs \$776/sf across Whalley. 3% below area average	Mortgage Snapshot \$1,819 /mo Entry price (from) \$379,900 20% down payment \$75,980 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2016	LEVELS 44	SUITES 424	CONSTRUCTION Concrete Frame
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS3859	DEVELOPER Concord Pacific
ARCHITECT Ibi Group			

Overview

Park Avenue West - Phase 1 - 13750 100 Avenue, Surrey, BC V3T 5X73, Canada. Strata plan number EPS3859. Crossroads are 100 Avenue and Whalley Boulevard. Phase 1 consists of a 44 storey tower featuring 424 suites and luxurious amenities including a large lap pool; pool house featuring entertainment kitchen lounge, hot tub, steam room and sauna; sky garden, tennis court, golf putting green, yoga pavilion, and fitness centre complete with state-of-the-art equipment. Club lifestyle to the fullest. Completed in 2016. Park Avenue Surrey City Centre will feature the most robust private club amenities ever offered in the lower mainland. Developed by Concord Pacific. Architecture by IBI Architects. Maintenance fees includes caretaker, garbage pickup, gardening, gas, hot water, management, recreation facility, rv parking, and snow removal.

Nearby parks are Holland Park, A.H.P. Matthew Park, and Hawthorne Park. Walking distance to Simon Fraser University Surrey, Sprott Shaw College, Alliance Career College, MTI Community College - Surrey, King George International College, Douglas College and Surrey Training Centre. Other schools nearby are Lena Shaw Elementary, Bright Star Montessori School, Stenberg College, Kwantlen Park Secondary School, K B Woodward Elementary, Canadian Tourism College, Old Yale Road Elementary, Queen Elizabeth Secondary School, and Queen Elizabeth Continuing Education. Grocery stores and supermarkets nearby are T & T Supermarket Inc, Habib Market, Save-On-Foods, Fiji Shop and save, Express Convenience Store, Sabzi Mandi Supermarket, Quest Food Exchange, Al-Hana Arabic Grocery Store, and Kingswood Grocery, Aling Mary's Filipino Store Video Rental Fast Food Ltd. Walking distance to the bus stop, King George Station, Central City Shopping Centre, and Surrey Hospital & Outpatient Centre Foundation. Short drive to Surrey Central Station, North Surrey Recreation Centre, Surrey City Hall, and Surrey Libraries.

Other buildings in complex: Park Avenue West 2 - 13696 100 AVENUE, Park Avenue West Townhomes - 13720 100 AVENUE

Amenities & Features

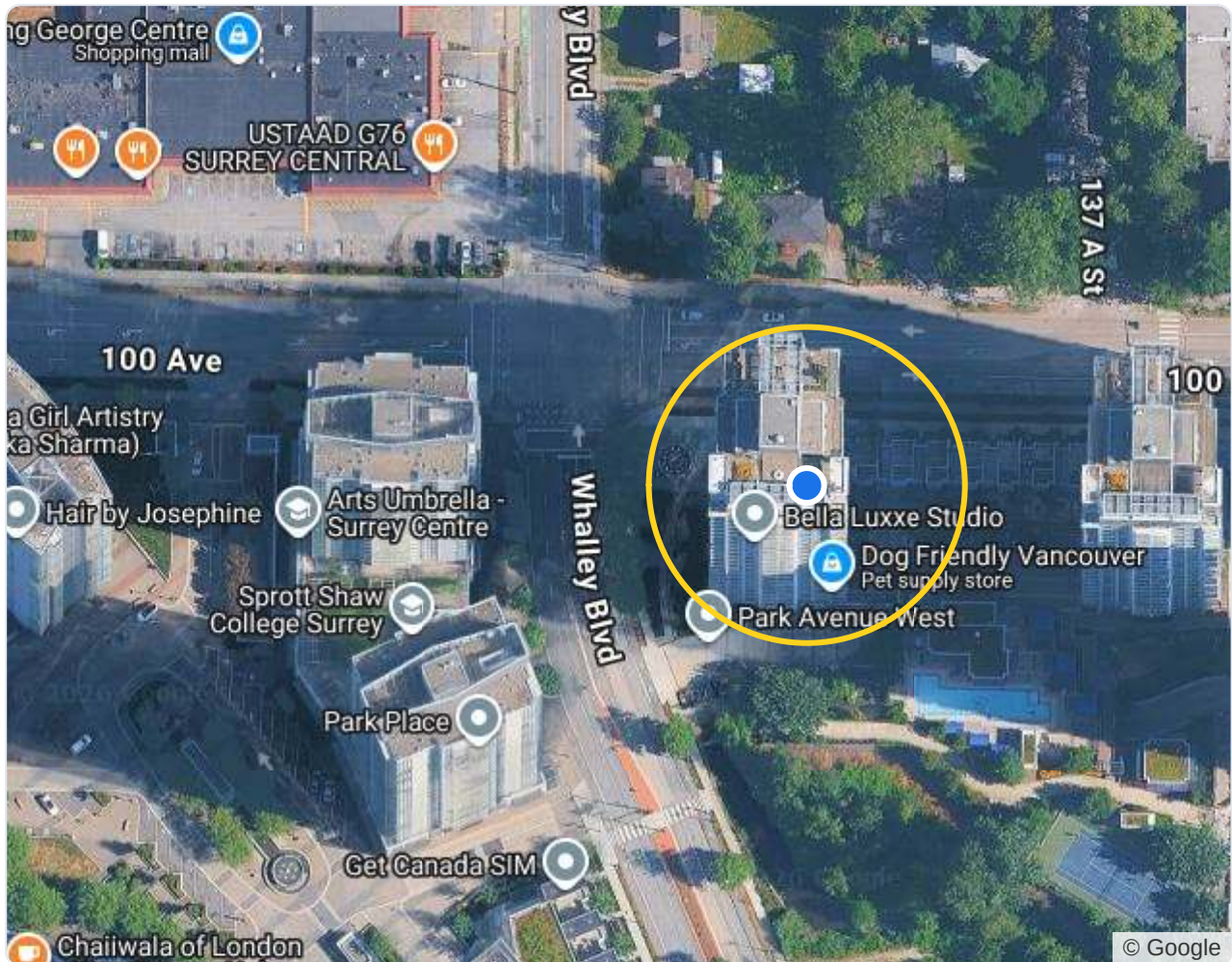
- | | |
|-------------------|---------------------|
| ✓ Club House | ✓ Elevator |
| ✓ Exercise Centre | ✓ Garden |
| ✓ Guest Suite | ✓ In Suite Laundry |
| ✓ Meeting Room | ✓ Playground |
| ✓ Pool; Outdoor | ✓ Recreation Center |
| ✓ Roof Top Patio | ✓ Sauna/steam Room |
| ✓ Storage | ✓ Swirlpool/hot Tub |
| ✓ Tennis Court(s) | ✓ Wheelchair Access |

Maintenance Fees Include

- | | |
|-------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
|-------------|------------------|

- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Snow Removal
- ✓ Gas
- ✓ Management
- ✓ Rv Parking

Location



Les Twarog

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