

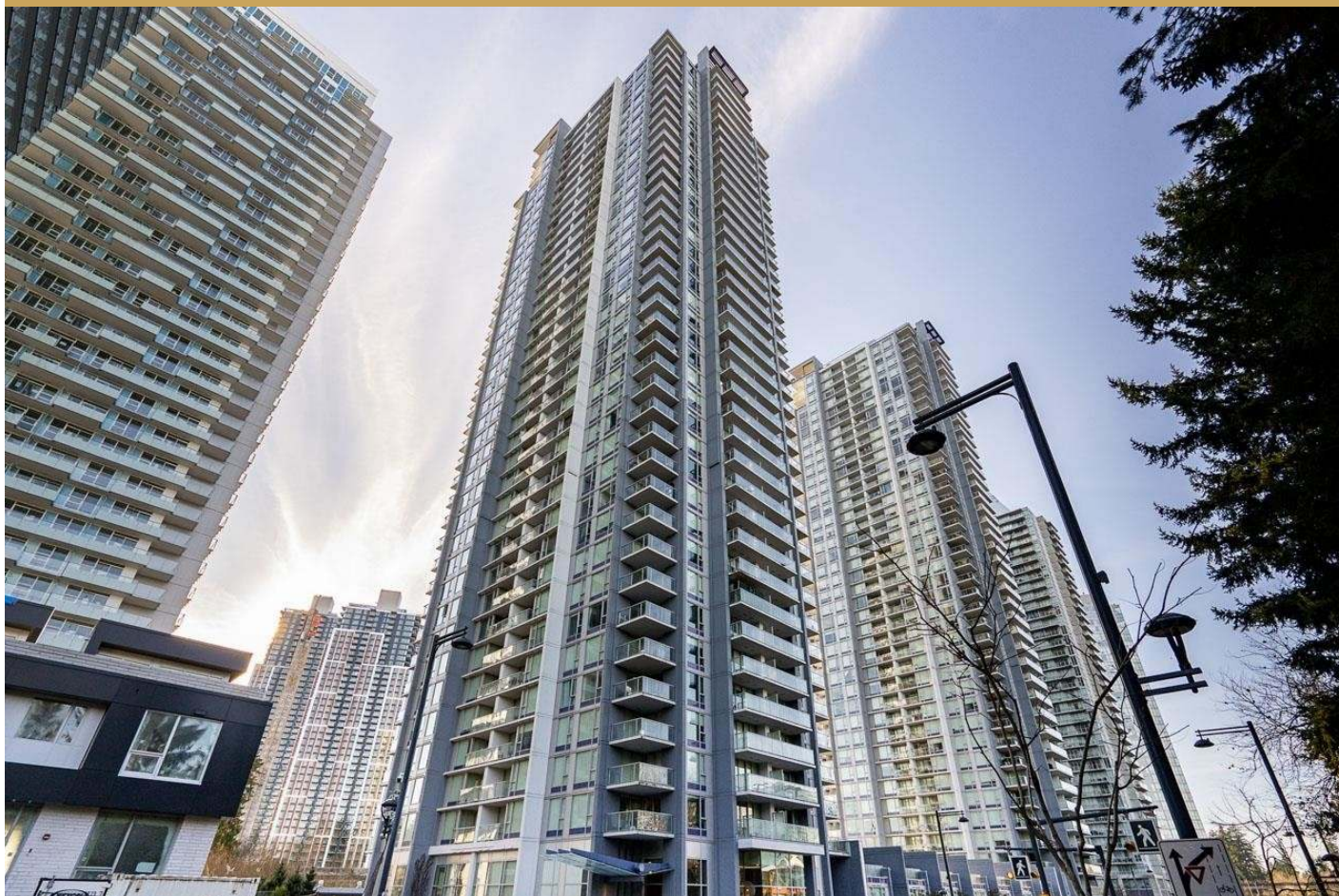
BUILDING BROCHURE

PARK AVENUE - 13750 100 BUILDING

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



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

For Sale in Park Avenue - 13750 100 Building & 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 **\$774/sf** across Whalley.

2% below area average

Mortgage Snapshot

\$1,819 /mo

Entry price (from) **\$379,900**

20% down payment **\$75,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2016	LEVELS 40	SUITES 424	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN EPS3859	DEVELOPER Concord Pacific
MANAGEMENT Rancho Management Services (b.c.) Ltd.			

Overview

Park Avenue East - 13750 100th Avenue, Surrey, BC V3T 5X7, Canada. Strata Plan EPS3859. Crossroads are Whalley Boulevard and 100th Avenue located in Surrey Central built by Concord Pacific. This development is 40 storeys with 424 strata units. Completed 2016. Surrey Central's newest high-rise building. Featuring modern finishing, large balconies, panoramic views and state

of the art resort style amenities never before seen in the city. Maintenance fees include caretaker, garbage pickup, gardening, gas, hot water, management, recreation facility and snow removal.

Nearby parks include Holland Park, Cedar Grove Park and Green Timbers Urban Forest. Walking distance to King George SkyTrain Station. Short drive to Langley Centre and Aldfergrove. Nearby Schools are Kwantlen Park Secondary School, Lena Shaw Elementary School, Roggedorf Schol Of Hairdressinf, James Ardiel Elementary School and Guildford Park Secondary School.

Supermarkets and Grocery Stores nearby are Fiji Island Supermarket, Greenway Supermarket Inc, Good Neighbour Supermarket Ltd., Real Canadian Superstore, Indo Fiji Supermarket, Zabzi Mandi Supermarket, Buy-Low-Foods and Safeway Surrey Central.

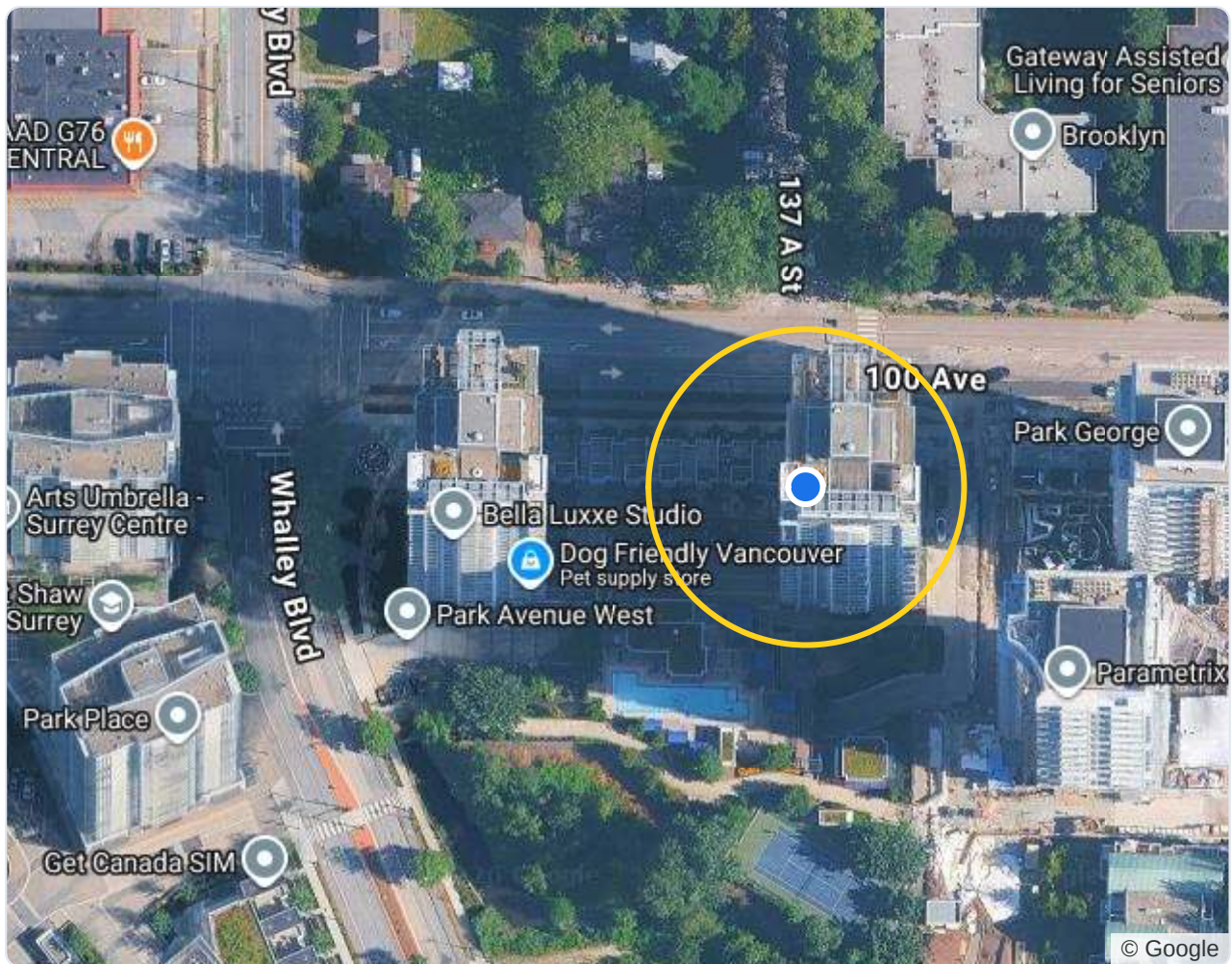
Amenities & Features

- | | |
|---------------------|-------------------|
| ✓ Club House | ✓ Exercise Centre |
| ✓ In Suite Laundry | ✓ Pool; Outdoor |
| ✓ Swirlpool/hot Tub | ✓ Tennis Court(s) |

Maintenance Fees Include

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

Location



Les Twarog

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