

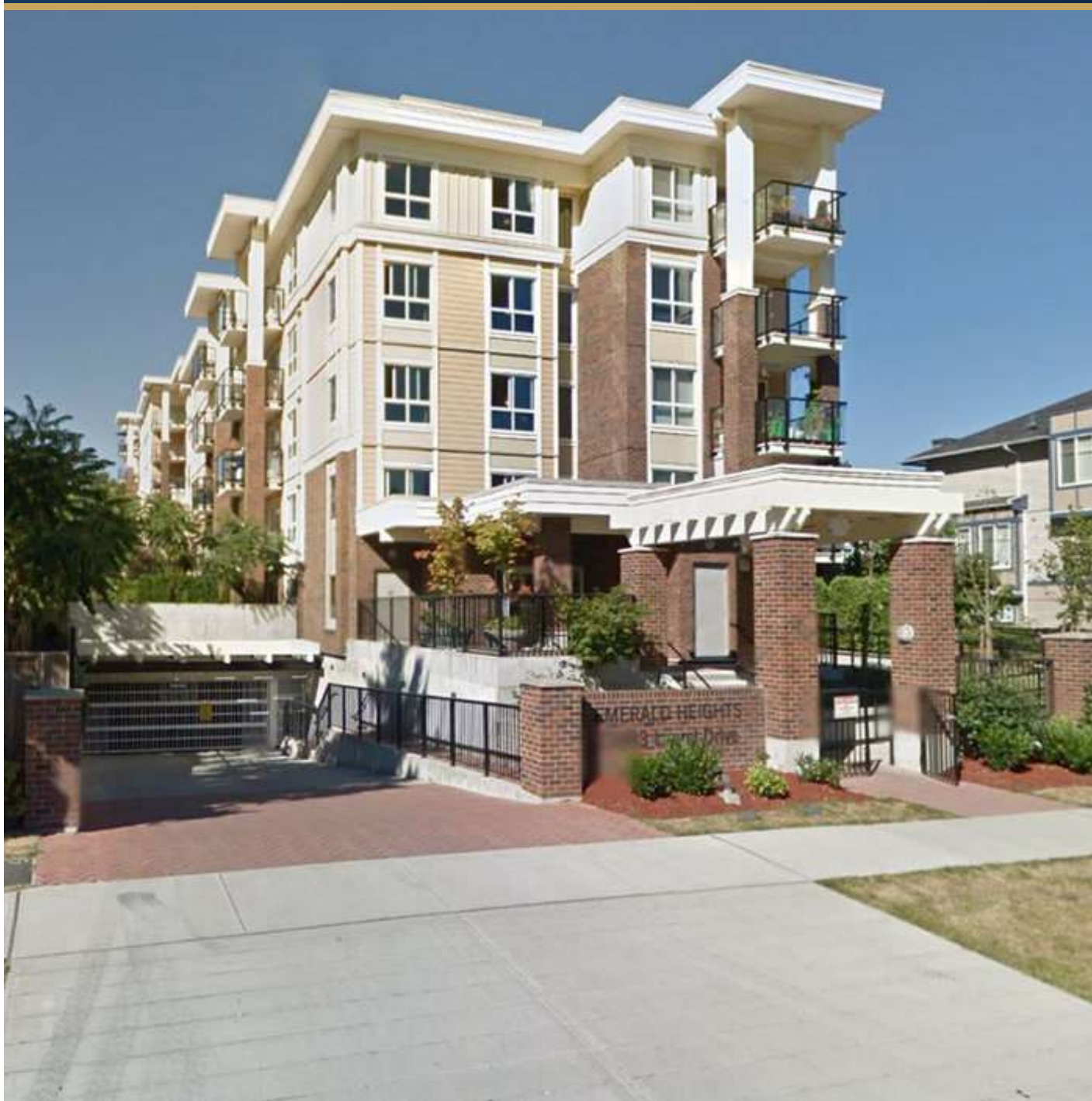
BUILDING BROCHURE

EMERALD HEIGHTS

13883 Laurel Dr. · Surrey, BC V3T 1A8 · Whalley



Scan to view online



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



4 FOR SALE
FROM \$359,000

4 SOLD · 12 MO
\$330,000–\$427,500



Unit Mix

Studio

4 units
410 – 419 sf
from \$276,000

1 Bedroom

31 units
398 – 634 sf
from \$316,000

2 Bedroom

16 units
682 – 845 sf
from \$405,000

For Sale in Emerald Heights & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$449,000	1 / 1	634 sf	\$708	#313 13883 LAUREL DRIVE
\$399,999	1 / 1	535 sf	\$748	717 13883 LAUREL DRIVE
\$369,000	1 / 1	600 sf	\$615	201 13883 LAUREL DRIVE
\$359,000	1 / 1	527 sf	\$681	616 13883 LAUREL DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$427,500	2 / 1ba	682 sf	\$627	2026-05-02
\$330,000	1 / 1ba	527 sf	\$626	2026-02-05
\$346,800	1 / 1ba	527 sf	\$658	2025-10-21
\$418,900	2 / 1ba	684 sf	\$612	2025-09-11

Value & Financing

Price Positioning

\$688 /sq ft

Active listings here average \$688/sf vs \$728/sf across Whalley.

5% below area average

Mortgage Snapshot

\$1,719 /mo

Entry price (from) **\$359,000**

20% down payment **\$71,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2013	LEVELS 3	SUITES 70	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN EPS1549	DEVELOPER Ansu Developments
MANAGEMENT Citybase Management Ltd.			

Overview

Emerald Heights - 13883 Laurel Drive, Surrey, BC V3T 1A8, Canada, 5 Levels, 70 Units, Estimated completion in Summer 2013, Crossing roads: 140th Street and Laurel. Consisting of 70 strata title condo units in two five storey buildings, Emerald Heights by Ansu Developments is at the urban edge of the Surrey City Centre near shopping, schools and parks.

This limited collection of studios, one and two bedroom condos ranging from 410 to 845 square feet showcases an urban West Coast contemporary architecture with distinctive brick exteriors and black metalwork. Inside, homes feature open living space, engineered laminate flooring, 8" ceilings, front loading washer/dryer, stainless steel appliances, European style cabinets, granite countertops, glass or stone backsplashes, rectangular drop in sinks, and deep soaker style bath tubs. Large windows bring in natural light and expansive balconies provide extra outdoor living. The amenities at the Emerald Heights condos also include a fitness gym, business centre, meeting room, party room and a guest suite.

Ideally situated in the Surrey City Center neighborhood, Emerald Heights is only steps away from King George Skytrain Station, the new City Hall, and Public Library. Enjoy living steps to the natural amenities of Holland Park and Green Timbers Urban Forest yet top schools including Queen Elizabeth Secondary, Simon Fraser University Surrey Campus, Kwantlen Park Secondary School, Forsythe Road Elementary and Grosvenor Road Elementary, shops, transit, performing arts venues and eateries are just blocks away.

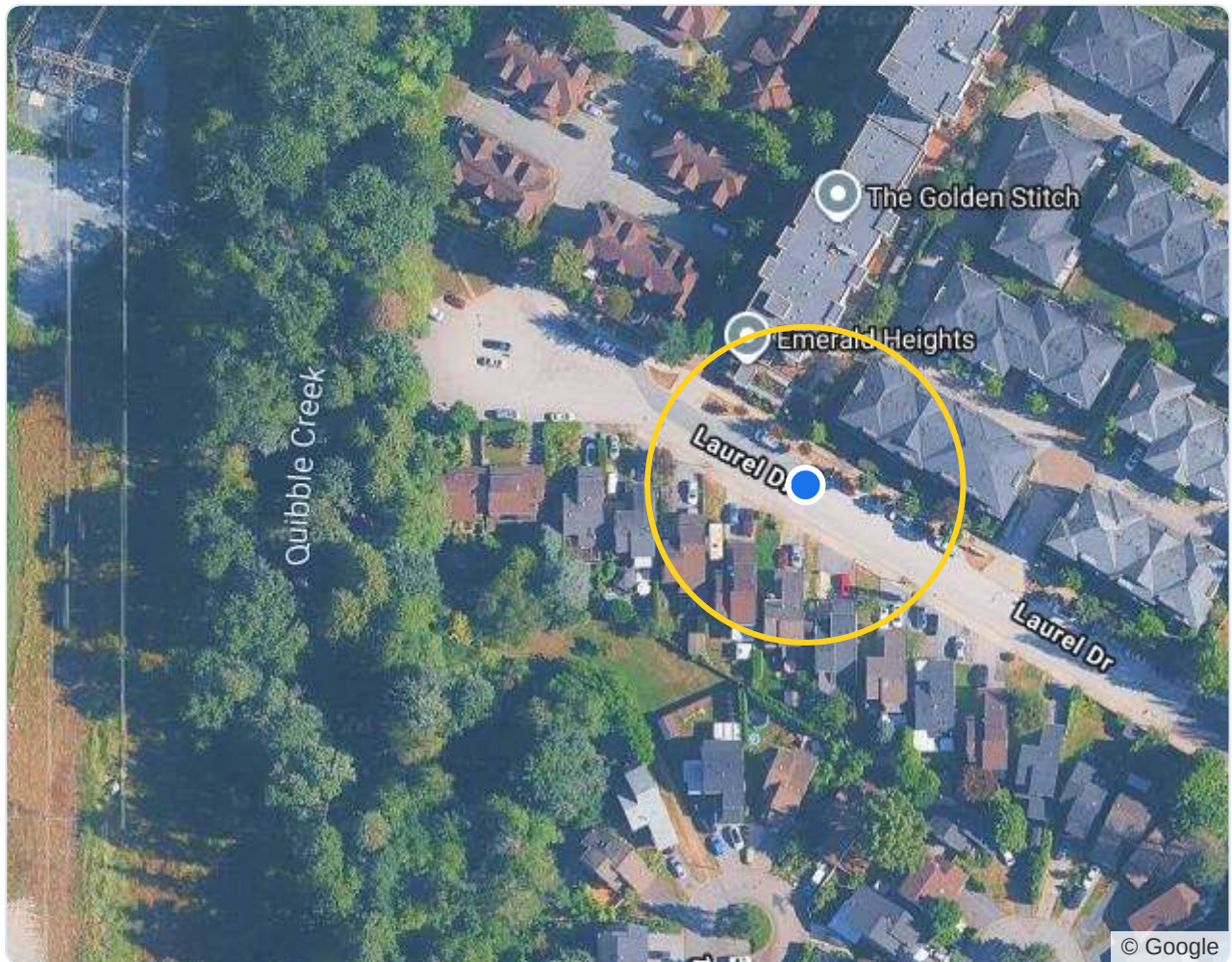
Amenities & Features

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

Maintenance Fees Include

- ✓ Caretaker
- ✓ Management
- ✓ Gardening
- ✓ Rv Parking

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing
scan or call