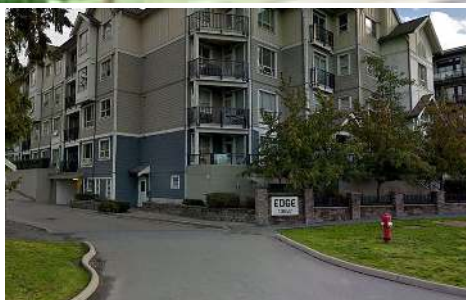


THE HUB ON FRASER

13897 Fraser Hwy. · Surrey, BC V3T 0G8 · Whalley



Scan to view online



1 FOR SALE
FROM \$499,900

2 SOLD · 12 MO
\$353,500–\$499,800



Unit Mix

1 Bedroom

28 units
574 – 700 sf
from \$350,000

2 Bedroom

28 units
724 – 994 sf
from \$420,000

For Sale in The Hub on Fraser & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,900	2 / 2	808 sf	\$619	411 13897 FRASER HIGHWAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$353,500	1 / 1ba	679 sf	\$521	2026-06-16
\$499,800	2 / 2ba	808 sf	\$619	2026-02-02
\$397,000	1 / 1ba	596 sf	\$666	2025-05-24
\$435,000	1 / 1ba	692 sf	\$629	2025-04-11

Value & Financing

Price Positioning

\$619 /sq ft

Active listings here average **\$619/sf** vs **\$727/sf** across Whalley.

15% below area average

Mortgage Snapshot

\$2,394 /mo

Entry price (from) **\$499,900**

20% down payment **\$99,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2012	LEVELS 4	SUITES 108	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS4219	ARCHITECT Gomberoff Bell Lyon Architects Group Inc
MANAGEMENT Strataco Management Ltd.			

Overview

The Hub on Fraser - 13897 Fraser Hwy., Surrey, BC V3T 4E6, Canada, 4 levels, 108 units. The Hub on Fraser is located at Fraser Highway and 138th Avenue in the Fleetwood neighborhood in Surrey and will be completed 2012. Combining of natural beauty and urban accessibility, the Hub on Fraser is designed by award-wining GBL architect and will have distinctive West Coast

craftsman style as well as custom exteriors that have pleasing colours, vinyl siding with shingle, hardy board and batten accents. Finishing details are Yaletown chic. the Hub on Fraser condos feature large and airy spaces, hardwood laminate floors, berber carpets, electric fireplace mantels, crown mouldings, large quality vinyl windows, and large entertainment sized patios and balconies. Also in the kitchens are stainless steel energy efficient appliances, drop light fixtures, quality granite or silestone counters, low flow cost efficient fixtures and ceramic tiled backsplashes. The spa like bathrooms feature ceramic tiled floors, under mount sinks, granite/silestone counters, spacious walk in closets and relaxing soaker tubs with tiled surrounds. Residents at the Hub can enjoy the building amenities including a full kitchen, fireside lounge with cozy fireplace, powder room, a patio garden, fully equipped fitness gym and guest suite. The premises also have designer landscaping throughout, a childrensplay area, low maintenance exterior, Rain Screen Building Envelope System, additional storage lockers and bike lockers on site and secure visitor parking.

In fact, everything that makes life great is just minutes away.. Surrounding the Hub on Fraser are Surrey's premier public amenities including SFU Surrey campus, the Surrey Public Library and Surrey Art Centre, Holland Park, Green Timbers Urban Park as well as many other entertainment and recreational options. Also Close by is King George Skytrain Station that will connect you to downtown Vancouver, New West as well as Burnaby within a heartbeat.

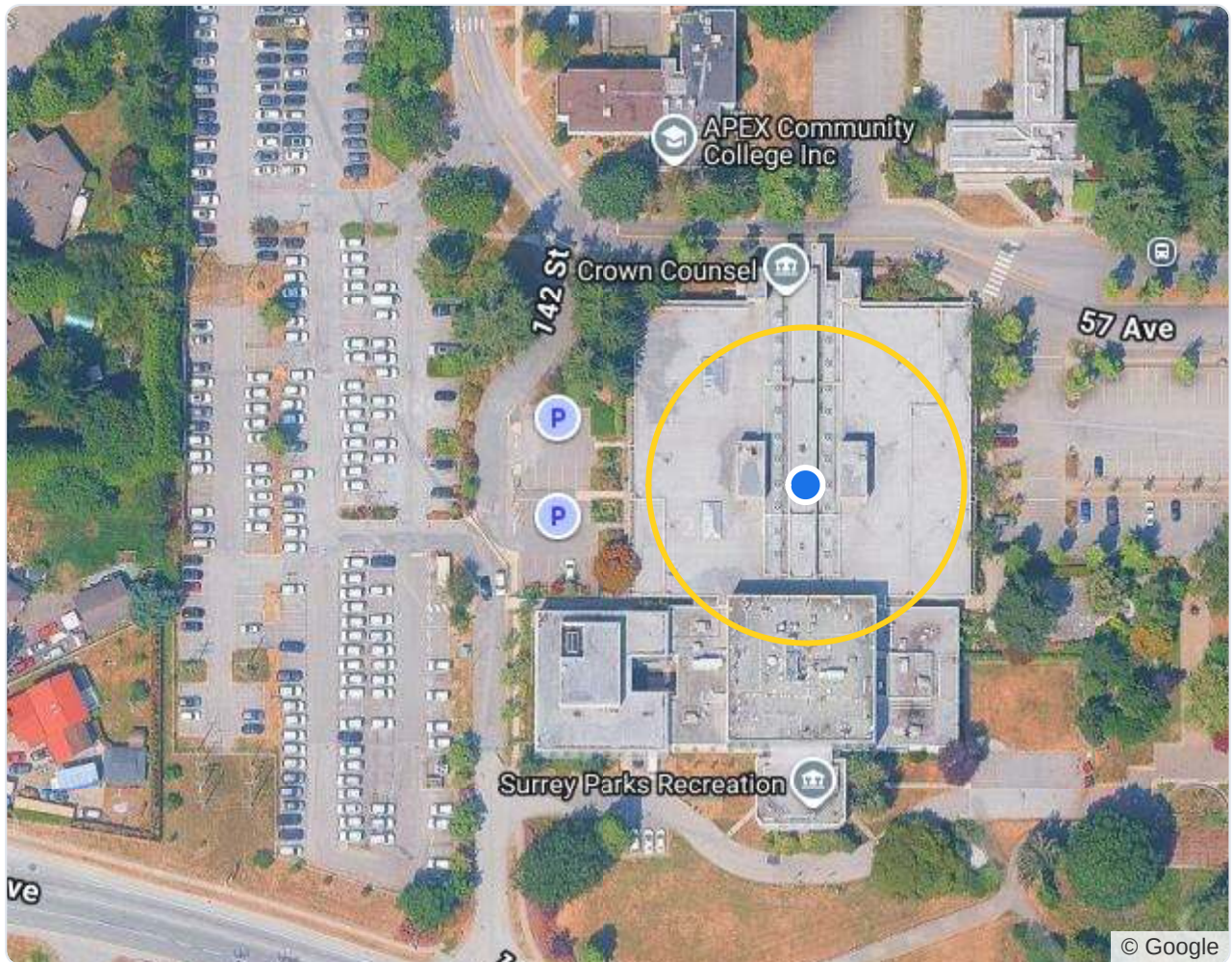
Amenities & Features

- | | |
|--------------------|---------------|
| ✓ Club House | ✓ Elevator |
| ✓ Exercise Centre | ✓ Guest Suite |
| ✓ In Suite Laundry | ✓ Playground |
| ✓ Storage | |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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