

VERVE – 13931 FRASER BUILDING

13931 Fraser Hwy. · Surrey, BC V3T 4E6 · Whalley



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3 FOR SALE
FROM \$569,000

5 SOLD · 12 MO
\$420,000–\$615,000



Unit Mix

1 Bedroom

56 units
513 – 812 sf
from \$320,000

2 Bedroom

22 units
786 – 1,147 sf
from \$499,000

3 Bedroom

5 units
1,285 – 1,496 sf
from \$630,000

For Sale in Verve - 13931 Fraser Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$749,900	3 / 3	1496 sf	\$501	4 13931 FRASER HIGHWAY
\$569,900	2 / 2	998 sf	\$571	112 13931 FRASER HIGHWAY
\$569,000	2 / 2	816 sf	\$697	311 13919 FRASER HIGHWAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$520,000	2 / 2ba	907 sf	\$573	2026-07-03
\$420,000	1 / 1ba	720 sf	\$583	2026-04-13
\$590,000	2 / 2ba	1006 sf	\$586	2025-12-04
\$456,000	1 / 1ba	705 sf	\$647	2025-11-30

Value & Financing

Price Positioning

\$590 /sq ft

Active listings here average **\$590/sf** vs **\$727/sf** across Whalley.

19% below area average

Mortgage Snapshot

\$2,725 /mo

Entry price (from) **\$569,000**

20% down payment **\$113,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2014	LEVELS 4	SUITES 198	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2001	DEVELOPER Porte Communities
ARCHITECT Studio One Architecture		MANAGEMENT Korecki Real Estate Services Inc.	

Overview

Verve - 13931 Fraser Highway, Surrey, BC V3T 4M4, 4 storeys, 198 units over 2 buildings. Completed in Spring 2014. With an ideal location at King George Boulevard and Fraser

Highway in Surrey City Center, Verve is at the urban edge of the city centre near shopping, schools and parks. Developed by Porte Development, this three-phase condo development will boast 66 one and two bedroom plus den homes in each building with square footage ranging from 542 to 1,397. The other addresses are 13925 Fraser Highway (Social) and 13919 Fraser Highway (The Maxx)

Designed by award-winning Studio One Architecture, Verve low-rises showcase contemporary urban-style architecture with Ceraclad exterior, brick accents and a defining colour palette. Contemporary interiors feature engineered laminate flooring, 9' ceilings, front-loading stacking washer and dryer, quartz countertops, sleek stainless steel appliances, trendsetting cabinetry, and luxury bathrooms with the deep soaker tub and porcelain floors. Large windows bring in natural lights and spacious balconies provide extra space for outdoor living.

Take time for yourself in the Club Red at Verve - a private clubhouse featuring a fitness centre, yoga studio, meeting room, flatscreen TV, pool table, kitchen/bar area, large patio with a BBQ, guest suite, children's play area, caretaker, and storage lockers.

Verve is adjacent to King George SkyTrain, across from the Surrey Memorial Hospital, blocks from Central City Shopping Center, Holland Park, RCMP Headquarters, the new City Hall, City Centre Community Plaza and Public Library, and within walking distance to Green Timbers Park and downtown Vancouver is just 35 minutes away via SkyTrain. If you have children attending schools, Verve condos are situated very close to Simon Fraser University, Lena Shaw Elementary, Queen Elizabeth Secondary, and Guildford Park Secondary.

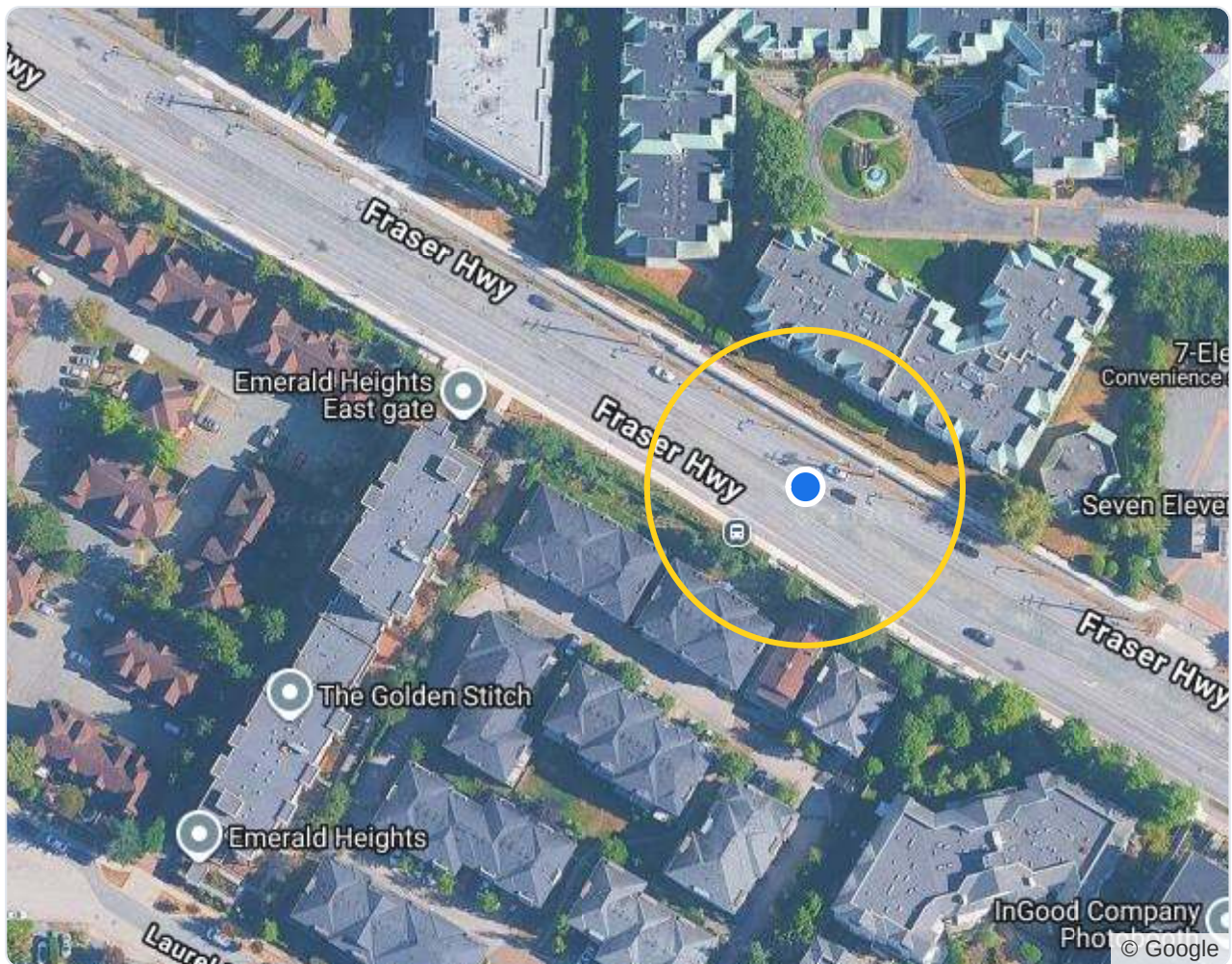
Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ Guest Suite | ✓ In Suite Laundry |
| ✓ Recreation Center | ✓ Storage |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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