

BUILDING BROCHURE

RESIDENCES AT 3 CIVIC PLAZA

13481 103 Ave. · North Surrey, BC V3T 1R7 · Whalley



13 FOR SALE
FROM \$350,000

8 SOLD · 12 MO
\$357,000–\$578,000


12-MO SOLD TREND
-15.8

Unit Mix

1 Bedroom 70 units 512 – 690 sf from \$350,000	2 Bedroom 22 units 855 – 1,263 sf from \$500,000	3 Bedroom 1 unit 1,367 – 1,367 sf from \$867,000
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For Sale in Residences At 3 Civic Plaza & Complex

13 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$749,000	2 / 2	1050 sf	\$713	4908 13495 CENTRAL AVENUE
\$674,500	2 / 2	865 sf	\$780	2808 13495 CENTRAL AVENUE
\$595,000	2 / 2	865 sf	\$688	3108 13495 CENTRAL AVENUE
\$589,990	2 / 2	855 sf	\$690	1808 13495 CENTRAL AVENUE
\$568,000	2 / 2	862 sf	\$659	2908 13495 CENTRAL AVENUE
\$524,900	1 / 1	605 sf	\$868	5001 13495 CENTRAL AVENUE
\$499,900	1 / 1	611 sf	\$818	4501 13495 CENTRAL AVENUE
\$469,999	1 / 1	603 sf	\$779	3701 13495 CENTRAL AVENUE
\$450,000	1 / 1	565 sf	\$796	2702 13495 CENTRAL AVENUE
\$399,900	1 / 1	579 sf	\$691	3904 13495 CENTRAL AVENUE

...and 3 more — see all 13 at bcondos.net/residences-at-3-civic-plaza-9264

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$387,500	1 / 1ba	561 sf	\$691	2026-04-17
\$357,000	1 / 1ba	577 sf	\$619	2026-04-04
\$385,000	1 / 1ba	534 sf	\$721	2026-03-16
\$578,000	2 / 2ba	921 sf	\$628	2026-02-22

Value & Financing

Price Positioning \$732 /sq ft Active listings here average \$732/sf vs \$776/sf across Whalley. 6% below area average	Mortgage Snapshot \$1,676 /mo Entry price (from) \$350,000 20% down payment \$70,000 Rate / amortization 5.24% · 25 yr
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YEAR BUILT 2017	LEVELS 52	SUITES 349	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS4743	DEVELOPER Century Group
ARCHITECT Cotter Architects			

Overview

Residence at Residences At 3 Civic Plaza - 13481 103 Avenue, Surrey, BC V3T 1R7, Canada. 52 storeys, 330 units, estimated completion: Fall 2015. Located between City Parkway and 104th Avenue in Surrey's new downtown core, Residences At 3 Civic Plaza will be the tallest residential tower south of the Fraser River and an extraordinary opportunity to contribute a unique civic space to the city. Residences At 3 Civic Plaza is a partnership between Century Group and Surrey City Development Corporation (SCDC) and designed by award-winning Cotter Architects.

This Fifth Avenue Real Estate Marketing Ltd.-storey mixed-use hotel and residential project will include a premium boutique hotel called the Civic Hotel which boasts 160 guest rooms, ground level restaurant, and meeting spaces to accommodate over 300 people; and 330 residential units above the hotel with panoramic views in every direction.

Located in the heart of Surrey City Center, next to Surrey Central SkyTrain Station as well as major thoroughfares and roads, Residences At 3 Civic Plaza will join the City Centre Library and the new Surrey City Hall in activating a Civic Plaza as an outdoor living space. The new RCMP headquarters, Simon Fraser University, Surrey Memorial Hospital, Holland Park, new Chuck Bailey Recreation Center and Central City Shopping Center are just steps away.

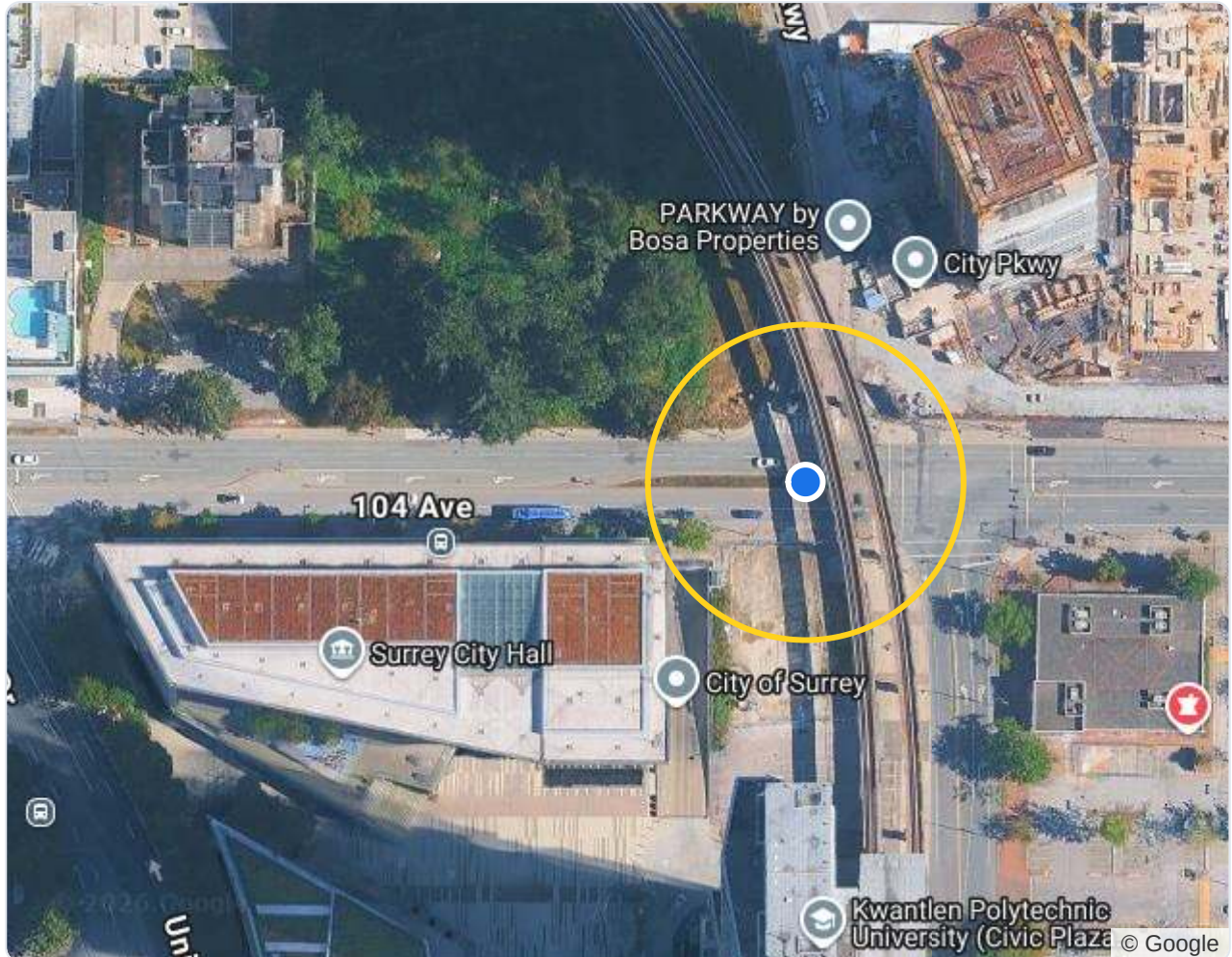
Amenities & Features

- ✓ Air Cond./central
- ✓ Elevator
- ✓ Garden
- ✓ Meeting Room
- ✓ Restaurant
- ✓ Wheelchair Access
- ✓ Bike Storage
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Pool; Outdoor
- ✓ Roof Top Patio

Maintenance Fees Include

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

Location



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RE/MAX Crest Realty • BC Condos & Homes Team

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



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