

KYLE MARK
PERSONAL REAL ESTATE CORPORATION

eXp REALTY | LUXURY

eXp 2025 TOP PRODUCERS
Individuals | Canada

FOR SALE · SURREY CITY CENTRE

LIFE AT ALTITUDE

#3305 - 13688 100 AVENUE

1 BED · 1 BATH · 569 SQ FT · 33RD FLOOR

OFFERED AT **$350,000**

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PARK PLACE BY CONCORD PACIFIC · EDITION 01 — 05



LIFE ABOVE THE CITY

Perched on the thirty-third floor of Park Place by Concord Pacific, this bright one bedroom looks out over the North Shore mountains and the Surrey City Centre skyline, the kind of view you only get when you live this high.

Above the thirtieth floor, nothing stands in the way. The light pours through the home all day, and a solid concrete tower keeps it quiet, calm, and steady, far above the noise of the street.

You can live here car-free: SFU and Central City are a short walk, King George Station is at your door, and a single SkyTrain line runs you to Metrotown, New Westminster, and downtown Vancouver with no transfer. With the line extending to Langley, the whole region opens up from your lobby.

This is rare, view-filled value in a concrete high-rise, whether it is your first home or your next investment.

RESIDENCE

1 Bed · 1 Bath · 569 Sq Ft · 42 Sq Ft Deck

OUTLOOK

North · Mountains & Skyline

FINISHES

Freshly Repainted Throughout · New Stove · New Washer

BUILDING

Concrete High-Rise · Built 2011

OFFERED AT

$350,000

“Everyone says this city is impossible. This is what possible looks like.”

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LIGHT FROM EVERY ANGLE

Some homes you settle for. This one you settle into. Painted top to bottom, with a new stove, a new washer, and freshly serviced cabinetry, every surface is bright and waiting for your furniture. The open, just-under-six-hundred-square-foot plan wastes nothing, no chopped hallways, every sightline pointed back at the glass, so the home lives far bigger than the number suggests.



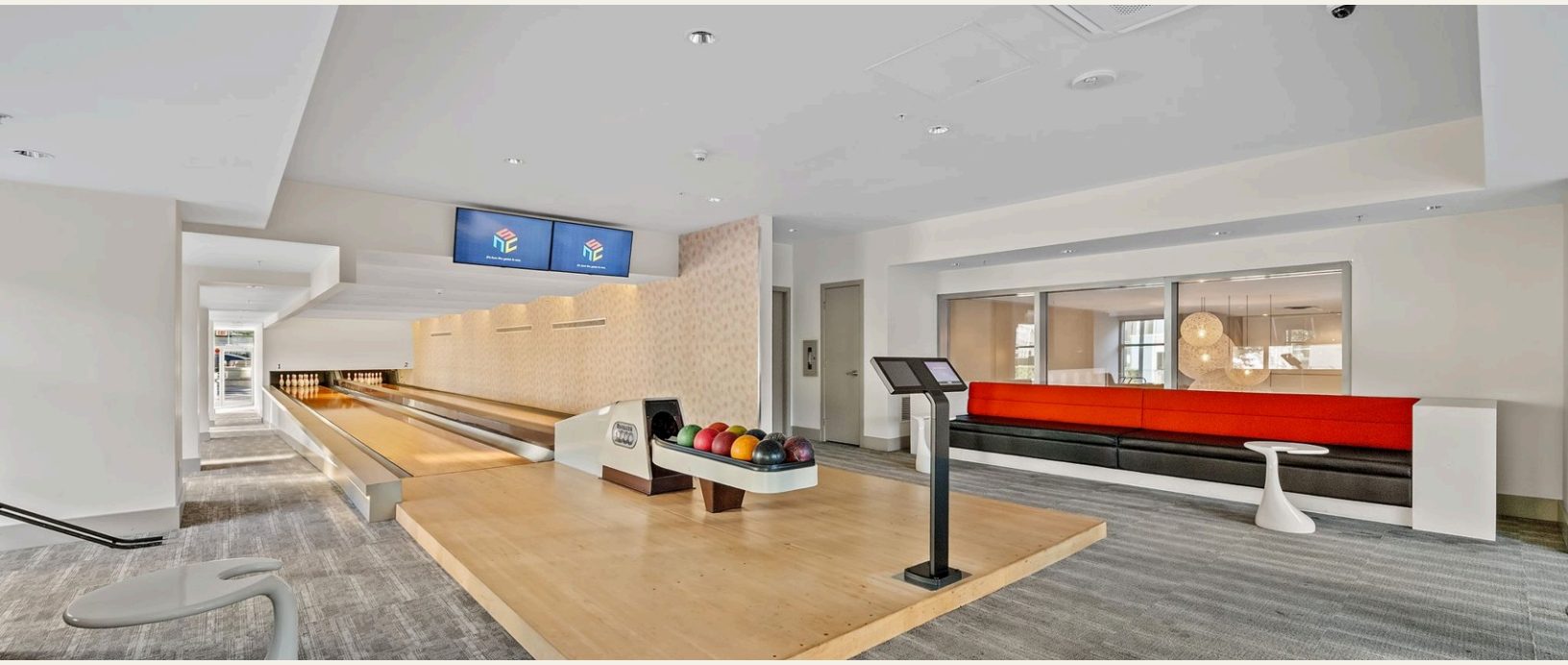




“Bring the furniture. The hardest part is done.”

A COUNTRY CLUB THAT COMES WITH A HOME

Your home extends well past its four walls. Park Place carries one of the most loaded amenity packages in Surrey, and all of it, from the two-lane bowling alley to the 2,400 square foot fitness centre, is part of the deal. People pay membership prices for a fraction of this.







WELLNESS

- Fitness Centre · 2,400 Sq Ft
- Sauna & Steam
- Yoga Studio

SOCIAL

- Sky Lounge
- Two Theatre Rooms
- Two Party Rooms
- Billiards & Games

PLAY

- Bowling Alley · Two Lanes
- Kids Play Room
- Multipurpose Room

SERVICES

- 24-Hour Concierge
- On-Site Security
- Bike Storage
- Visitor Parking

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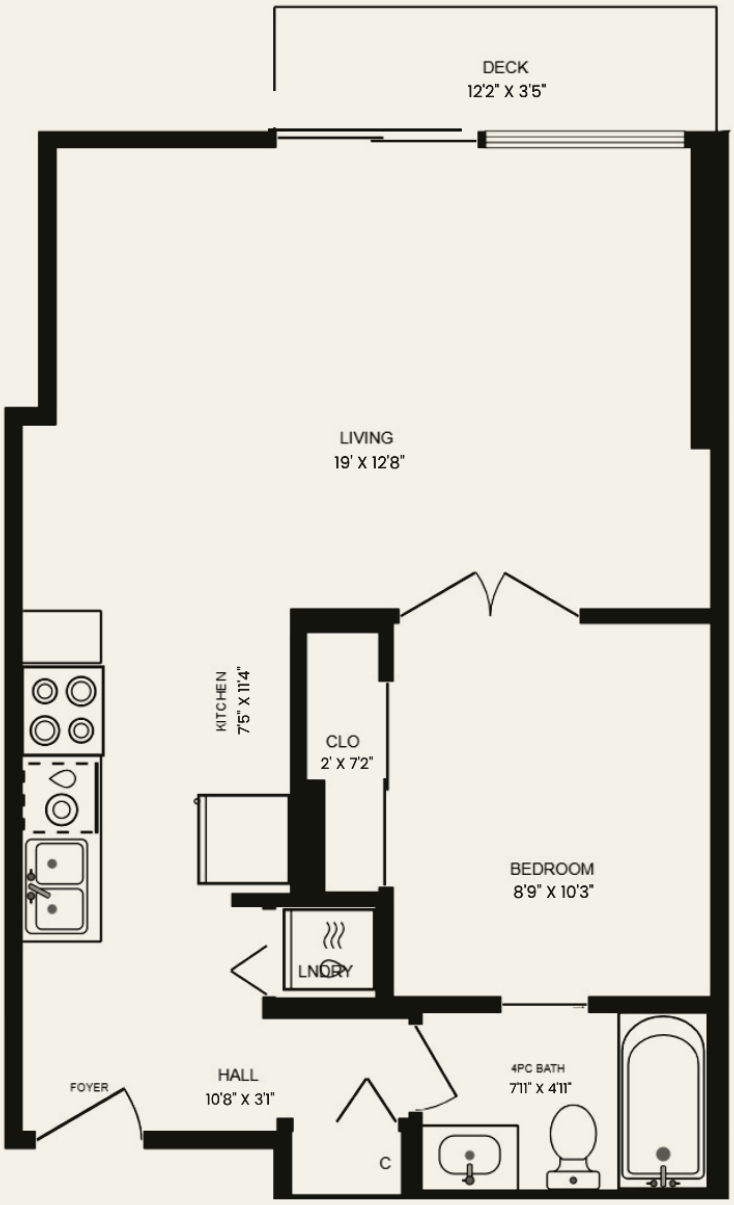
THE SPECIFICATIONS



MAIN FLOOR PLAN · 569 SQ FT · NORTH-FACING

DIMENSIONS

INTERIOR	569 Sq Ft
DECK	42 Sq Ft
BED · BATH	1 · 1

THE NUMBERS

LIST PRICE	$350,000
PROPERTY TAX	*Confirm*
STRATA FEE / MO	$379.41
CRF BALANCE	$1,041,387

LEGAL & PARKING

ZONING	*Confirm*
STRATA PLAN	EPS561
PARKING STALL	P2-463
STORAGE LOCKER	None
PETS · RENTALS	Both Allowed

WALK, TRANSIT & BIKE SCORE · OUT OF 100

87	90	79
WALK	TRANSIT	BIKE
VERY WALKABLE	RIDER'S PARADISE	VERY BIKEABLE

THE NEIGHBOURHOOD

ON THE EXPO LINE		BY SKYTRAIN		SHOPS & CAMPUS		PARKS	
King George Stn	100 m	Metrotown	25 min	Central City	350 m	Holland Park	500 m
Surrey Central	200 m	Downtown	40 min	SFU Surrey	350 m	Cedar Grove	1.4 km
10+ Bus Routes	100 m	New West	10 min	T&T Market	400 m	Tom Binnie	1.6 km



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WEBSITE INSTAGRAM YOUTUBE

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