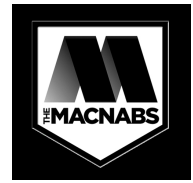




Presented by:  
**Jordan Macnab PREC\***

Royal LePage Elite West  
Phone: 604-551-5695  
http://www.themacnabs.com  
jordan@theMACNABs.com



**Active**  
**R2977001**  
Board: F  
Apartment/Condo

**106 10455 UNIVERSITY DRIVE**

North Surrey  
Whalley  
V3T 0A5

Residential Attached

**\$399,900** (LP)   
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$399,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2007</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>18</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>CD</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,787.05</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2024</b>
Exposure:	Maint. Fee: <b>\$322.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>026-997-401</b>
Mgmt. Co's Name:		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone:		
View:		
Complex / Subdiv: <b>D'COR</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>1 Storey, Ground Level Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground, Visitor Parking</b>		
Exterior: <b>Brick, Mixed, Vinyl</b>			Locker:
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit: <b>Close</b>	Dist. to School Bus: <b>Close</b>
Rain Screen:	R.I. Plumbing:	Units in Development: <b>140</b>	Total Units in Strata: <b>68</b>
Renovations:		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: <b>:</b>	
Fuel/Heating: <b>Baseboard</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>:</b>	
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Patio(s)</b>		Floor Finish: <b>Laminate, Tile, Wall/Wall/Mixed</b>	
Type of Roof: <b>Torch-On</b>			

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 2, BLOCK 5N, PLAN BCS2239, SECTION 22, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
 Amenities: **Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security - Roughed In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'2 x 6'8			x			x
Main	Kitchen	9'3 x 8'6			x			x
Main	Dining Room	10'10 x 7'5			x			x
Main	Living Room	10'10 x 11'			x			x
Main	Bedroom	10' x 16'10			x			x
Main	Patio	14'6 x 7'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>606</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath: <b>1</b>	Floor: <b>Main</b>	# of Pieces: <b>4</b>	Ensuite?: <b>Yes</b>	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			2				Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>1</b>	Cats:	Dogs:	4				Pool:
Finished Floor (Total): <b>606 sq. ft.</b>	# or % of Rentals Allowed:			5				Garage Sz:
	Bylaws: <b>Rentals Allowed, Rentals Allwd w/Restrctns</b>			6				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			7				
Grand Total: <b>606 sq. ft.</b>				8				

Listing Broker(s): **Royal LePage Elite West**

**Top 5 reasons why this condo will move quick. 1. LOCATION - Super central and easy walk to SFU Surrey Campus, Skytrain and lots of shopping. 2. LAY-OUT - This one bedroom unit is well designed and spacious. The kitchen opens to living/dining and flows out to the ground floor patio. The bedroom is huge and walks through to bathroom. See 3d Floor plan. 3. BUILDING - Built in 2007 the D'OR B complex is really well run and in great shape. Full time manager, meeting room, gym and bike storage. Rentals allowed and one pet allowed. 4. FEATURES - Freshly painted, laminate and new carpet in bedroom. The 9 foot ceilings are awesome. 5. PRICE - All this for under \$400K is unheard of in this area and it comes with 1 parking + 1 storage locker. Open House Sat/Sun March 16/17 12:00-1:00pm.**