



604.671.7000

BC Condos & Homes Team

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**R2702381****Active**Apartment/Condo
Residential Attached**603 10523 UNIVERSITY DRIVE**

North Surrey

Whalley

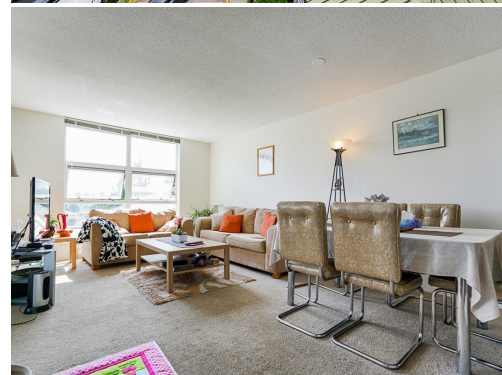
Grandview Court**\$478,000** (LP)

(SP)

\$669.47 L\$/SF

S\$/SF

Sold Date:



Total Bedrooms 1
Total Baths 1
FIARTotFin 714
Outdoor Area BALC
View
View - Specify

Approx. Year Built 1995
Tot Units in Strata Plan
Mgmt. Co Name Dorset Realty
Mgmt. Co Phone# 604-270-1711
Parking Places - Total 1
Parking Places - Covered 1
Bylaw Restrictions Pets Allowed w

Days On Market 73
Occupancy Tenant
Gross Taxes \$1,743.09
Maintenance Fee \$331.80
Locker Yes
Maint Fee Caretaker, Garbage Pickup
Includes , Gardening, Hot Water, Management, Recreation

Grandview Court -10523 university Dr, Surrey, BC V3T-5T8. Welcome home to this spacious 1 bed+den 713 sqf with access to balcony from living & bedroom. Located blocks from Central City Shopping Centre, SFU Campus, and the Skytrain. This building offers you incredible views and urban convenience. Homes are open layout, with large kitchens, in-suite laundry, oversized windows and private balconies. Enjoy overlooking your beautiful courtyard from this professionally managed building. The rain screened property also boasts a clubhouse, recreation room, exercise center, sauna, steam room, elevators, secured parking, storage lockers, visitor parking, security cameras and landscaped grounds.

RE/MAX Crest Realty

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The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy. "PREC* indicates Personal Real Estate Corporation"



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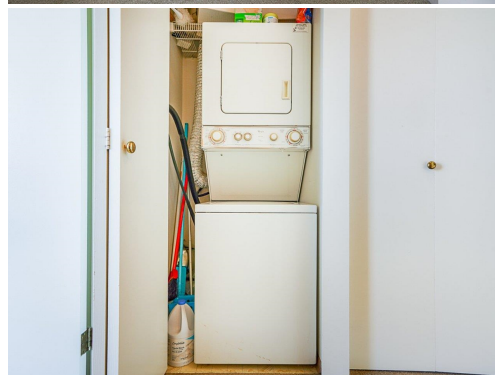
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Sold Date: Frontage (feet): Approx. Year Built: **1995**
 Meas. Type: **Feet** Frontage (metres): Age: **27**
 Depth / Size (ft.): Bedrooms: **1** Zoning: **CD**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Gross Taxes: **\$1,743.09**
 Flood Plain: Full Baths: **1** For Tax Year: **2021**
 Approval Req?: Half Baths: **0** Tax Inc. Utilities?:
 Exposure: Maint. Fee: **\$331.80** P.I.D.: **018-935-435**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Dorset Realty**
 Mgmt. Co's Phone: **604-270-1711**
 View: :
 Complex / Subdiv: **Grandview Court**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Upper Unit**
 Construction: **Concrete**
 Exterior: **Stucco**
 Foundation:
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Metal, Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces: **0**
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Triple, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development: **194**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Mixed, Carpet**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 117 SECTION 22 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN LMS1328 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**

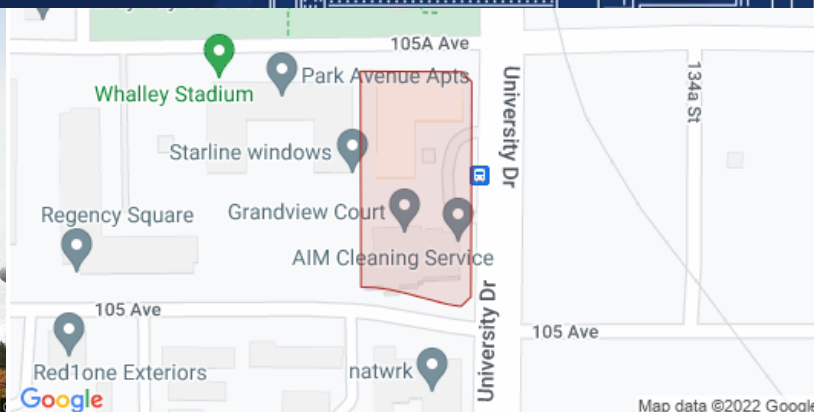
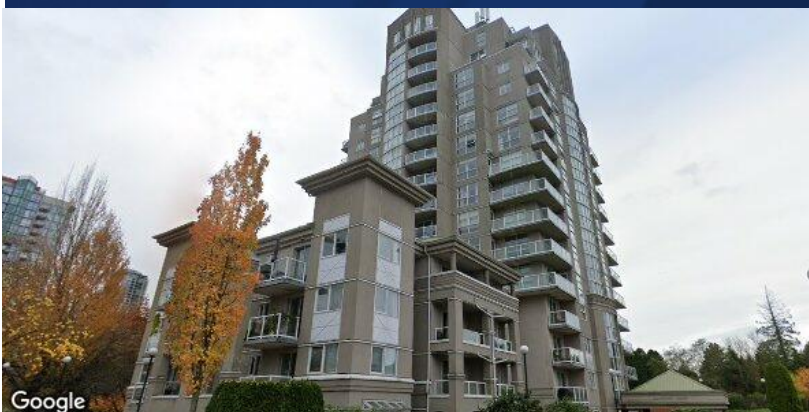
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 12'1			x			x
Main	Dining Room	6'11 x 12'1			x			x
Main	Master Bedroom	12'2 x 9'5			x			x
Main	Kitchen	8'0 x 5'0			x			x
Main	Foyer	9'1 x 6'7			x			x
Main	Den	8'1 x 12'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	714	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	714 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest.			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	714 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **RE/MAX Crest Realty**

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603-10523 UNIVERSITY DR Surrey BC V3T 5T8

PID	018-935-435	Legal Description	STRATA LOT 117 SECTION 22 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN LMS1328 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1				
Zoning	CD - Comprehensive Development (Bylaw 11380)	Plan	LMS1328				
Registered Owner	LE*, D*	Community Plans(s)	OCP: Land Use: Central Business District, LAP: Land Use: The Bailey Plan Area: City Centre; Land Use: Mid to High Rise 3.5 FAR Plan Area: City Centre, not in ALR				
Floor Area	713 Ft ²	Max Elevation	82.00 m	Year Built	1993	Transit Score	87 / Excellent Transit
Lot Size	-	Min Elevation	80.81 m	Bedrooms	1	WalkScore	75 / Very Walkable
Dimensions	-	Annual Taxes	\$1,743.09	Bathrooms	1	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2702381	Active 21/06/2022	2	\$498,000 / -	RE/MAX Crest Realty

APPRECIATION

	Date	(\$)	% Change
List Price	21/06/2022	\$498,000	262.45 %
Sales History	06/10/1994	\$137,400	

ASSESSMENT

	2021	2022	% Change
Building	\$127,000	\$135,000	6.30 %
Land	\$216,000	\$230,000	6.48 %
Total	\$343,000	\$365,000	6.41 %

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	K B Woodward	Kwantlen Park
District	SD 36	SD 36
Grades	K - 7	7 - 12

DEVELOPMENT APPLICATIONS

Status: ConcludedProject No.: 89-0215-00
 Description: Phase 0: Phase 1: Phase 2: ;
 Status: ConcludedProject No.: 97-0169-00
 Description: To convert 26 of the existing underground parking stalls into storage lockers.

The enclosed information, while deemed to be correct, is not guaranteed.

Detailed Tax Report

Property Information			
Prop Address	10523 UNIVERSITY DR UNIT# 603	Jurisdiction	CITY OF SURREY
Municipality	CITY OF SURREY	Neighborhood	WHALLEY
Area	NORTH SURREY	SubAreaCode	F26
PropertyID	018-935-435	BoardCode	F
PostalCode	V3T 5T8		

Property Tax Information			
TaxRoll Number	2220981824	Gross Taxes	\$1,743.09
Tax Year	2021	Tax Amount Updated	06/29/2021
More PIDS			
018-935-435			
More PIDS2			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
LMS1328	117	5N		36	22		2W	
Legal FullDescription								
STRATA LOT 117, BLOCK 5N, PLAN LMS1328, 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 1 OR V, AS APPROPRIATE								

Land & Building Information			
Width		Depth	
Lot Size		Land Use	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	1993		
BCA Description	STRATA APARTMENT - HI-RISE	Zoning	COMPREHENSIVE DEVELOPMENT ZONE
WaterConn			
BCADData Update	04/07/2022		

Supplementary Property Info			
BedRooms	1	Foundation	
Full Bath	1	Half Bath2	
Half Bath3		Stories	
Pool Flg		Carport	0
Garage S	0	Garage M	0

Actual Totals		
Land	Improvement	Actual Total
\$230,000.00	\$135,000.00	\$365,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$230,000.00	\$135,000.00	\$0.00	\$0.00	\$365,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$230,000.00	\$135,000.00	\$0.00	\$0.00	\$365,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
10/6/1994	\$137,400.00	BH363022	IMPROVED SINGLE PROPERTY TRANSACTION
9/23/1994	\$0.00	BH346493	REJECT - NOT SUITABLE FOR SALES ANALYSIS



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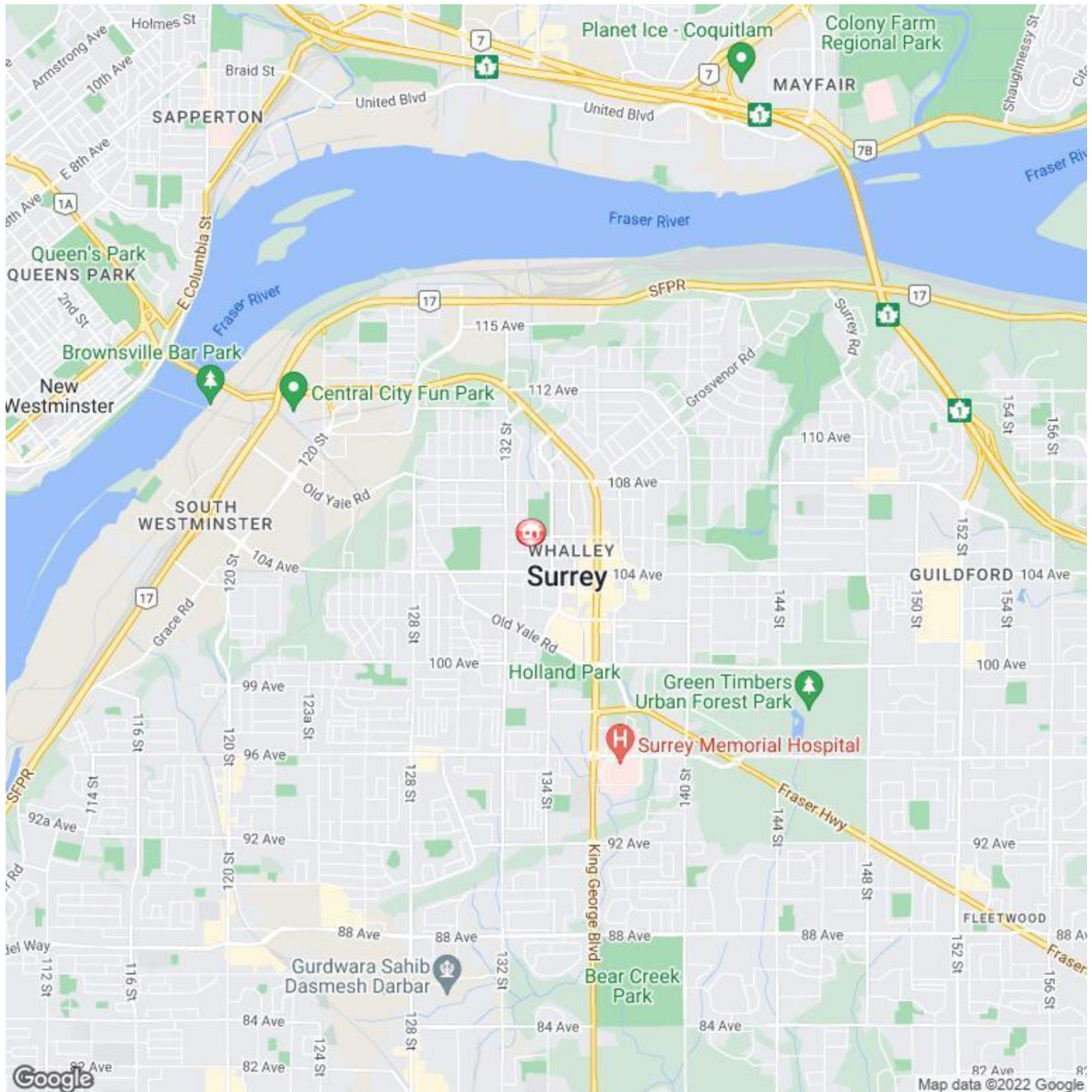
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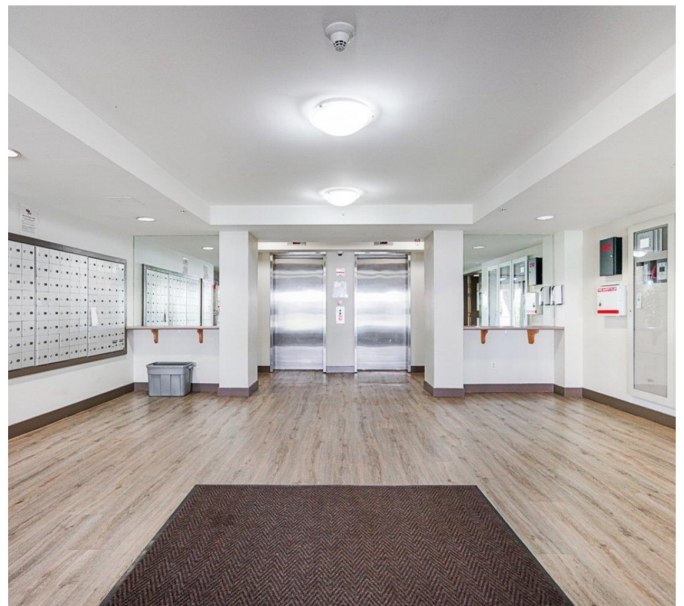


Map data ©2022 Google

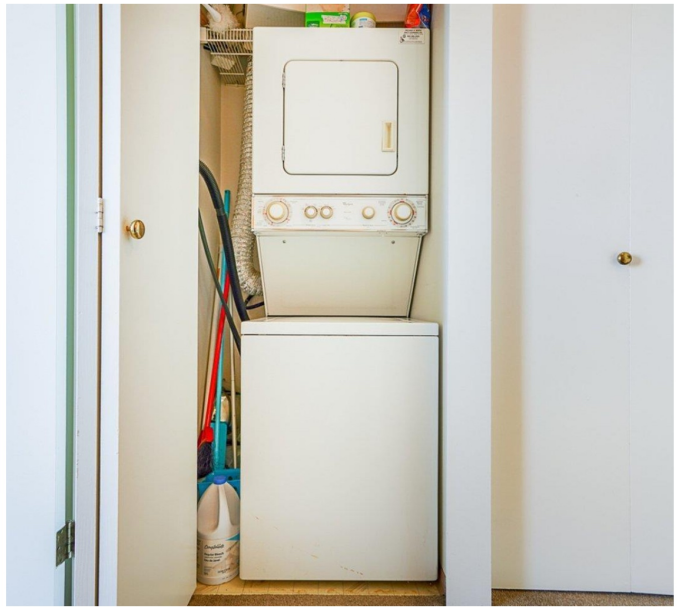
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Marcie Panah BSc, MA
Personal Real Estate
Corporation

Marcie was raised in Toronto and has spent much of the last decade in Vancouver earning a master's degree at Simon Fraser University, raising her young son and establishing herself as a leading realtor.

Marcie's approach to real estate is planted firmly in her history and character.

"I believe in the importance of home and family in the life of every child and so when working with all of my clients, but particularly those with children, I am determined to help them make the best possible decision – a decision that fits with their long-term family goals."

Achieving an advanced university degree requires disciplined research and analysis. Marcie brings that experience to her work as a real estate agent. Analyzing all available data on each property and determining the effects on long-term value and livability is not a simple task. Without this information, you may not end up with the home and investment you think you bought. Are there issues with the strata property? Is the neighbourhood school likely to be closed? Will rezoning bring a big box store or a pub to the area? What are the crime statistics? Marcie will root out the truth behind the facts to make certain that your decision is fully informed.

"I am not in this career to make fast money and then move on. I am dedicated to my community and my reputation. I know that how I work and live will determine many of the choices my son makes in his life, and I am determined to provide the best possible example. My goal is to match the buyer and seller perfectly – when this happens everyone is happy! Children are so important to the future of our community, and it is for this reason that I direct a significant portion of my fees toward children's charities."

Marcie Panah PREC. BSc, MA
RE/MAX Crest Realty
BC Condos And Homes
Cell: (604)761-7546
Email: marciepanah@bccondosandhomes.com