

**Behroyan & Associates Real Estate  
Services Ltd.**

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**1495 Clyde Avenue**  
**West Vancouver, BC**  
**V7T 1E9**

**003 11077 Ravine Road, Ledgeview, North Surrey, BC, V3T 3X5, Canada**

**MLS®# R2677098**



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<b>Property Value</b>	\$469,999
<b>Type</b>	Condo
<b>Parking</b>	1 Car Covered; 2 Total
<b>Year Built</b>	2022
<b>Taxes</b>	Not Available Yet
<b>Living Area</b>	519 sq.ft.
<b>Bedroom</b>	1
<b>Bathroom</b>	1 full
<b>Maintenance Fee</b>	Not Available Yet

## Description

Excellent Opportunity to own in a highly sought after luxurious Project "Ledgeview" by Quadra Homes. Located in the approved Surrey Downtown area, the unit is air condition Ready, contemporary interior design and other luxurious features through out the property, patio with natural gas hookup for BBQ, gourmet stainless steel appliances, including dual fuel oven with natural gas range! Quartz countertops, white shaker cabinets, upgraded bathroom tile with heated floors, built-in wall safe, garburator and so much more!. Huge 5,000sqft amenity room with gym & meeting rooms, very big rooftop lounge with playground and community gardens. Short walk to transit/skytrain station. Strata fee includes heating, hot-water and natural gas (+lots of other savings)! Don't miss this rare opportunity.





#### Location, Location, Location:

- You need great amenities like shopping and restaurants
- Great space and distance from downtown congestion
- Walking distance to:
  - Metro
  - Close to schools
  - Adjacent to the "B" Parkway? Make your life a lot easier by Science World in Vancouver



#### Security, Safety and Warranty:

- The building has a multi-camera **24/7 CCTV** system
- **24/7** on-site security personnel
- The building has a high speed telephone system with 70 lines of service
- Each suite is pre-wired for an individual security system
- Each suite has a **24/7 fire alarm**
- Each suite has a **24/7 fire alarm**
- Your suite is equipped including fire and safety
- The building has a **24/7 fire alarm** system
- **24/7** on-site security personnel
- We also have shut-off valves for the dishwasher and refrigerator
- You can use the 24/7 shut-off valve if you are away from your suite for an extended period



#### 19 Features of an Elegant Bathroom:

1. Quartz vanity top
2. White shower enclosure
3. Soft closing cabinet doors
4. **24/7** on-site security
5. Built-in **24/7** fire alarm
6. Large **24/7** fire alarm
7. Built-in **24/7** fire alarm
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19. Built-in **24/7** fire alarm



#### 19 Features of a Gourmet Kitchen:

1. Quartz vanity top
2. White shower enclosure
3. Soft closing cabinet doors
4. **24/7** on-site security
5. Built-in **24/7** fire alarm
6. Large **24/7** fire alarm
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19. Built-in **24/7** fire alarm



#### Features that are key to buying any condo

##### Roofing Lounge, Playground and Community Gardens

