

306 11077 Ravine Road, Surrey

\$668,800



ARTIST'S RENDERING



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5,000 sq.ft. Amenity Building

Excellent Opportunity to buy/Invest in a highly sought after luxurious Condo in "Ledgeview" complex by Quadra Homes. One of the best Condo builders. Located in the approved Surrey Downtown area. This 2 bed & 2 bath unit has 3 pc en suite in Mbdm. WICLO. Rough in ready A/C. Contemporary interior design with Luxurious features. Gourmet S/S appliances, Ice maker Fridge. Duel fuel Oven & top 5 burner gas range. Microwave. W/D. Quartz countertops, White Shaker Cabinets, Upgraded bath has heated Tile floors. 2" wood blinds. Built in wall Safe. Pre wired EV charger ready. Huge 5000 sq. ft. amenity room has Gym & meeting rooms. Very big Rooftop Lounge has playground & garden. Strata fee \$370 includes gas & hot water. Rentals & Pets allowed. Only 7 minutes walk to Skytrain Station. A great deal !!

KEY INFORMATION

MLS® R2684466
Residential Attached
Whalley
2 Bedrooms
2 Bathrooms
843 SF
\$370.00 Maintenance Fees

FEATURES

Year Built: 2022
Views: Courtyard
Listed By: Century 21 Coastal Realty Ltd.



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AIR CONDITIONING ready!!

- Every suite is prepped with a vent to the outdoors. Simply remove the vent cover and insert the exhaust hose from a free-standing Air Conditioner and turn it on.
- Dedicated 20 amp electrical outlet

Natural Gas:

- One of the first things buyers ask: Can we have natural gas?
- Our suites come with a **5 burner gas range** (with electric ovens)
- Your deck or patio has a natural gas BBQ outlet
- Natural gas is included in your strata fees, **no meter charge**



rooftop lounge and rooftop play & community g

INTERIOR DESIGN

- High-end fixtures and appliances
- **WIFI** closet systems (not wired)
- **Ensuite** showers
- High-end cabinetry and carpentry
- **Quartz** countertops
- Generous use of mirrors, tile and quartz

GOURMET KITCHEN

1. Built-in stainless microwave
2. Built-in gas range
3. White Shaker cabinet doors
4. Reversible LED lighting under upper cabinets
5. **Soft-close** cabinet doors & full-extension, soft-closing drawers
6. **Quartz** countertop
7. Full-height tile backsplash between countertop and upper cabinets
8. Extra-high upper cabinets (since storage)
9. Most upper inside corner cabinets have a lighted glass feature
10. High-end fixtures feature with built-in sprayer
11. 60" **undermount** stainless sink
12. Most kitchen have a vanity with **built-in shelves**
13. Multi-port communications outlet and USB power outlet
14. **Decorative** floor
15. **Stainless** with high-end LED lighting

Refrigerator

- Built-in stainless steel
- **ENERGY STAR** certified gas cooktop
- **ENERGY STAR** certified

Dishwasher

- Built-in stainless steel
- **ENERGY STAR** certified
- **ENERGY STAR** certified

Microwave

- Built-in stainless steel
- **ENERGY STAR** certified
- Loaded with features

NOTE: Each suite ship

ENERGY

Energy Efficiency:

- Energy efficient building, **ENERGY STAR** certified on utilities and strata
- On-site water system with high-tech **ENERGY STAR** certified

