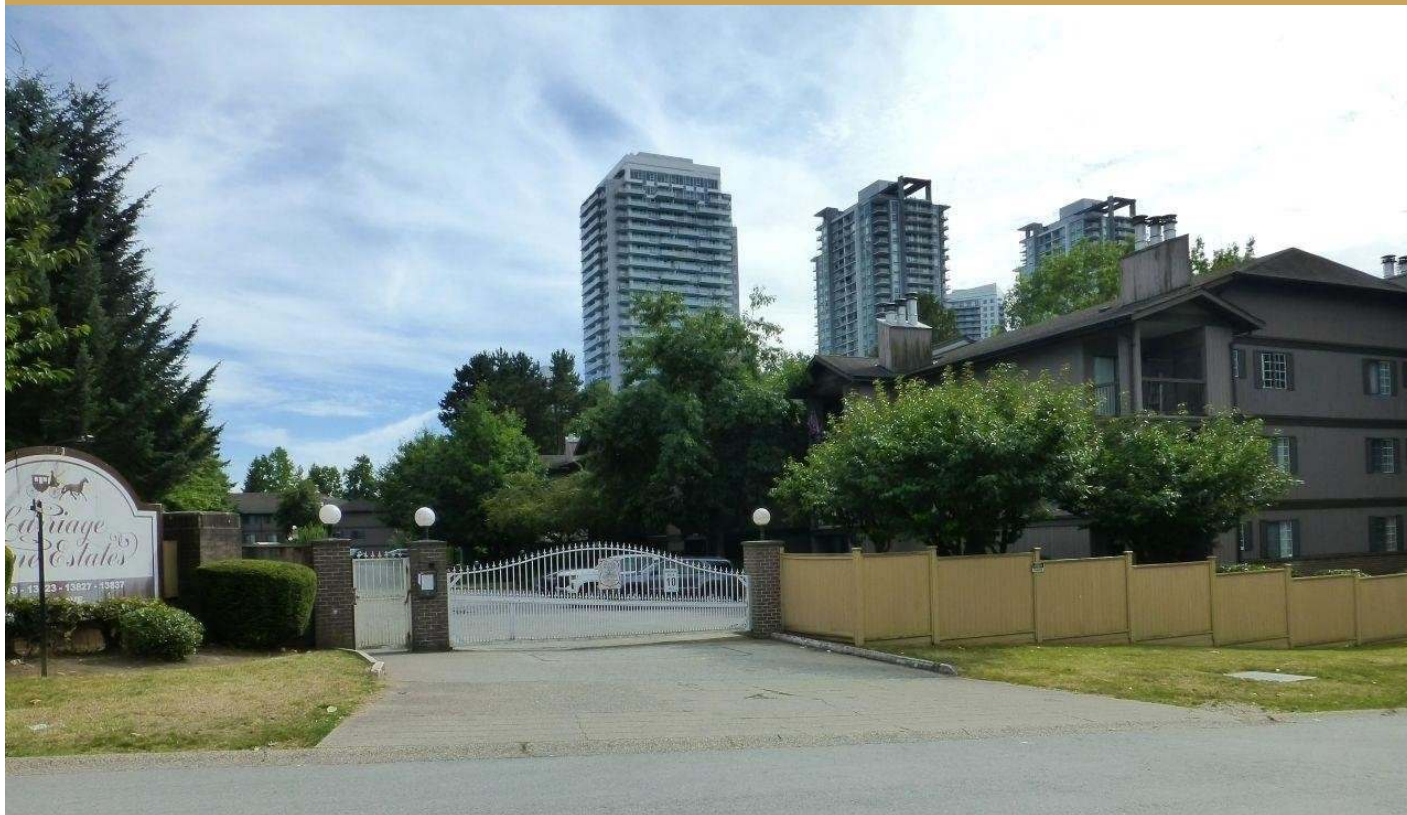


BUILDING BROCHURE

CARRIAGE LANE - 13827 100TH BUILDING

13827 100th Ave. · Surrey, BC V3T 5L2 · Whalley



2 FOR SALE
FROM \$399,900



Unit Mix

1 Bedroom

20 units
677 – 872 sf
from \$290,000

2 Bedroom

19 units
710 – 1,197 sf
from \$315,000

For Sale in Carriage Lane - 13827 100th Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$495,000	2 / 2	943 sf	\$525	3307 13827 100 AVENUE
\$399,900	2 / 2	930 sf	\$430	2103 13819 100 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$425,000	2 / 2ba	945 sf	\$450	2025-08-19
\$500,000	2 / 2ba	940 sf	\$532	2025-02-20
\$405,000	1 / 1ba	750 sf	\$540	2024-11-14
\$395,000	1 / 1ba	704 sf	\$561	2024-10-27

Value & Financing

Price Positioning

\$477 /sq ft

Active listings here average **\$477/sf** vs **\$777/sf** across Whalley.

39% below area average

Mortgage Snapshot

\$1,915 /mo

Entry price (from)	\$399,900
20% down payment	\$79,980
Rate / amortization	5.24% · 25 yr

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1984	LEVELS 3	SUITES 144	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2223	

Overview

Carriage Lane Estates - 13827 100 Avenue Surrey, BC V3T 5L1, NWS2223 - Located in the neighbourhood of Whalley in North Surrey on 100 Avenue and 138 Street. Carriage Lane Estates is one of three buildings that offers 144 homes built in 1984 that are professionally managed. This is a central location close to bus stops, SkyTrain stations, T&T Supermarket, Central City Shopping Centre, SFU Surrey Campus, Holland Park, Lena Shaw Elementary, Queen Elizabeth Secondary, restaurants, recreation, parks, Surrey Public Library and much more! Direct access to transportation routes including Fraser Highway, allows an easy commute to surrounding

destinations. Most homes feature real wood burning fireplaces, sunken living rooms and spacious patios with an extra storage unit in most homes. Carriage Lane Estates is a quiet, gated complex that well maintained and has an on-site caretaker. Residents have secured and underground parking, shared laundry, a common clubhouse, a racquet bal or tennisl court and a billiard room to enjoy. The other two buildings in this complex are located at 13819 and 13837 100 Avenue. Carriage Lane Estates offers condo living that's affordable and convenient - Live here!

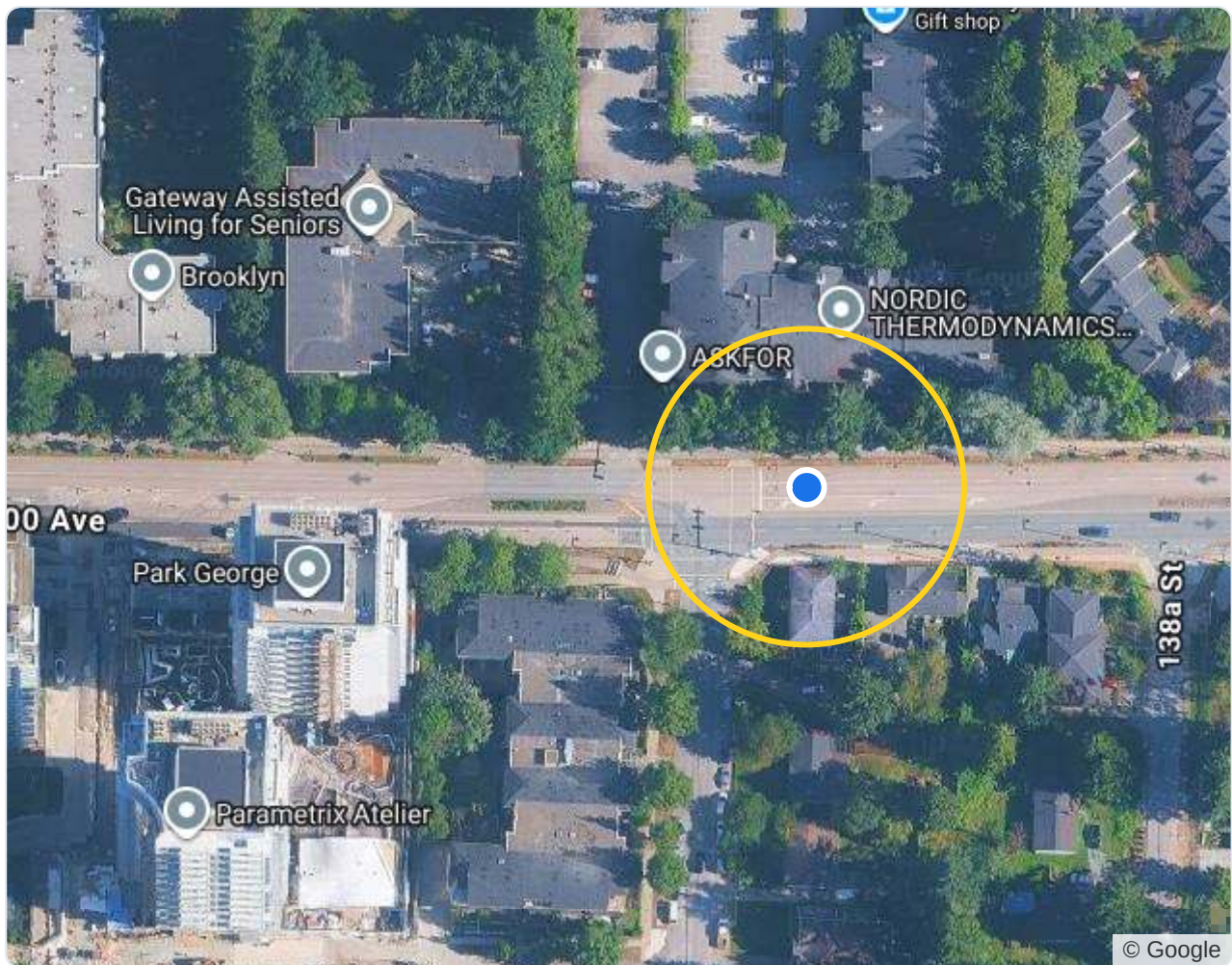
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management
- ✓ Snow Removal

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call