

BUILDING BROCHURE

HQ - DWELL

13963 105A Ave. · Surrey, BC V3T 2B6 · Whalley



Scan to view online



16 FOR SALE
FROM \$428,000

14 SOLD · 12 MO
\$335,000-\$615,000

12-MO SOLD TREND
-31.1

Unit Mix

1 Bedroom 43 units 588 – 805 sf from \$335,000	2 Bedroom 46 units 715 – 1,534 sf from \$502,000	3 Bedroom 4 units 999 – 1,531 sf from \$690,000	4 Bedroom 3 units 1,706 – 1,904 sf from \$810,000
---	---	--	--

For Sale in HQ - Dwell & Complex

16 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,000	3 / 2	1023 sf	\$781	214 13963 105 BOULEVARD
\$660,000	2 / 2	1044 sf	\$632	312 10603 140 STREET
\$649,000	2 / 2	1005 sf	\$646	610 10603 140 STREET
\$630,000	2 / 2	1050 sf	\$600	218 13963 105 BOULEVARD
\$629,000	2 / 2	966 sf	\$651	115 13963 105 BOULEVARD
\$619,900	2 / 2	966 sf	\$642	416 13963 105 BOULEVARD
\$599,000	2 / 2	987 sf	\$607	419 10581 140 STREET
\$549,900	2 / 2	940 sf	\$585	309 10603 140 STREET
\$525,000	2 / 2	788 sf	\$666	304 13963 105 BOULEVARD
\$499,000	1 / 1	693 sf	\$720	512 10603 140 STREET

...and 6 more — see all 16 at bccondos.net/13963-105a-ave

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$335,000	1 / 1ba	607 sf	\$552	2026-07-22
\$430,000	1 / 1ba	805 sf	\$534	2026-07-02
\$570,000	2 / 2ba	1055 sf	\$540	2026-06-17
\$410,000	1 / 1ba	777 sf	\$528	2026-06-08

Value & Financing

Price Positioning

\$655 /sq ft

Active listings here average **\$655/sf** vs **\$769/sf** across Whalley.

15% below area average

Mortgage Snapshot

\$2,050 /mo

Entry price (from) **\$428,000**

20% down payment **\$85,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2020	LEVELS 6	SUITES 345	CONSTRUCTION Frame - Wood
EXTERIOR Hardi Plank	TITLE TO LAND Freehold Strata	STRATA PLAN EPS5539	DEVELOPER Porte Communities
ARCHITECT Studio One Architecture			

Overview

HQ - Dwell - 13963 105A Avenue, Surrey, BC V3T 2B6, Canada. Crossroads are 140 Street and 106 Avenue. This development is three (Porte Communities), 6-storey apartment buildings with 341 homes. Other addresses in the complex are 10581 140th Street and 10603 140th Street. HQ will be built around a central courtyard and amenity building that includes a fitness centre, party room, lounge and ample outdoor space. A community of 1 to 2+den condos and Porte Communities bedroom townhomes. Ranging from 580 to 1500 sq. ft. Developed by Porte. Architecture by Studio One Architecture. Interior design by BYU Design.

Nearby parks include Hawthorne Park, Cedar Grove Park and Bonaccord Creek Park. Nearby schools are Forsyth Road Elementary School, Guildford Park Secondary School, Lena Shaw Elementary, James Ardiel Elementary, Surrey Traditional, Mary Jane Shannon Elementary and Hjorth Road Elementary. Nearby grocery stores/supermarkets are Aling Mary's Filipino Store Video Rental Fast Food Ltd, Al-Hana Arabic Grocery Store, Quest Food Exchange, Henlong Market and Soo's Market. Walking distance to Service Canada Centre. Short drive to Surrey Central, Surrey City Hall, Surrey Libraries, Guildford Town Centre, Gateway Station and Surrey Memorial Hospital.

Amenities & Features

- ✓ Bike Room
- ✓ Elevator
- ✓ Garden
- ✓ Club House
- ✓ Exercise Centre
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Management
- ✓ Hot Water
- ✓ Snow Removal

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

604 671 7000 · les@6717000.com · bccondos.net



Book a Viewing
scan or call