

BUILDING BROCHURE

HAWTHORNE PARK – 14117 104 BUILDING

14117 104 · Surrey, BC V3T 1X6 · Whalley





1 FOR SALE
FROM \$599,900

4 SOLD · 12 MO
\$506,000–\$590,000

12-MO SOLD TREND
-15.7

Unit Mix

2 Bedroom

16 units
1,030 – 1,111 sf
from \$423,500

3 Bedroom

27 units
1,052 – 1,285 sf
from \$410,000

For Sale in Hawthorne Park – 14117 104 Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$599,900	2 / 3	1081 sf	\$555	87 14135 104 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$590,000	3 / 2ba	1198 sf	\$492	2026-03-16
\$550,000	3 / 2ba	1285 sf	\$428	2026-02-28
\$562,000	3 / 2ba	1180 sf	\$476	2026-02-24
\$506,000	2 / 2ba	1052 sf	\$481	2025-09-21

Value & Financing

Price Positioning

\$555 /sq ft

Active listings here average \$555/sf vs \$766/sf across Whalley.

28% below area average

Mortgage Snapshot

\$2,873 /mo

Entry price (from)	\$599,900
20% down payment	\$119,980
Rate / amortization	5.24% · 25 yr

CONSTRUCTION
Frame

EXTERIOR
Vinyl

TITLE TO LAND
**Freehold
Nonstrata**

STRATA PLAN
NWS41

MANAGEMENT
Century 21 Prudential Estates (rmd) Ltd.

Overview

Hawthorne Park at 14117 104th Avenue, Surrey, V3T 1X6, NWS41 - Located in the Whalley area of North Surrey, near the crossroads of 104 Avenue and 140 Street. Hawthorne Park offers 134 units built in 1974 that are professionally managed. This is a central location close to bus stops, SkyTrain stations, Central City Shopping Centre, London Drugs, SFU, Mary Jane Shannon Elementary, Guilford Park Secondary, restaurants, coffee shops, recreation, Surrey Memorial Hospital, additional medical services, Holland Park and much more! Direct access to major transportation routes including the Trans-Canada Highway, allows an easy commute to surrounding destinations. Most homes feature two levels, in-suite laundry, cozy fireplaces, plenty of storage throughout and spacious fenced backyards with a patio area. Hawthorne Park is a family oriented community that is well maintained with ample visitor parking, an outdoor pool, playground amenities and plenty of greenspace areas for the kids to play. Complex contains multi addresses: 14105, 14111, 14117, 14123, 14129, 14135, 14141, 14147. 14153, 14159, 14165, and 14171 104th Avenue.

Amenities & Features

- ✓ Garden
- ✓ In Suite Laundry
- ✓ Playground
- ✓ Pool; Outdoor

Maintenance Fees Include

- ✓ Gardening
- ✓ Management
- ✓ Recreation Facility

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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