

BUILDING BROCHURE

HAWTHORNE PARK - 14141 104TH BUILDING

14141 104th Ave. · Surrey, BC V3T 1X6 · Whalley



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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 - 14141 104th 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**

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

YEAR BUILT 1972	LEVELS 2	SUITES 134	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS41	MANAGEMENT Century 21 Prudential Estates (rmd) Ltd.

Overview

Hawthorne Park at 14105 - 14171 104th Avenue, Surrey, V3T 1X6. Strata No: NWS41. Built in 1974, this complex consists of 134 units over 2 levels. Located in the Whalley area of North Surrey, near the crossroads of 104 Avenue and 140 Street. This is a central location close to bus stops, SkyTrain stations, Central City Shopping Centre, London Drugs, SFU, elementary and secondary schools, restaurants, recreation, medical services and much more! Direct access to highways allows an easy commute to other destinations including downtown Vancouver, YVR and

Richmond. Homes feature insuite 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

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

Maintenance Fees Include

- ✓ Cable/satellite
- ✓ Management
- ✓ Caretaker
- ✓ Recreation Facility

Location





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



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