

BUILDING BROCHURE

CLARIDGE COURT - 14399 103RD BUILDING

14399 103rd Ave. · Surrey, BC V3T 5V5 · Whalley



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6 FOR SALE
FROM \$415,000

6 SOLD · 12 MO
\$330,000–\$470,000



12-MO SOLD TREND
-15.7

Unit Mix

1 Bedroom 10 units 638 – 729 sf from \$312,000	2 Bedroom 47 units 651 – 1,327 sf from \$350,000	3 Bedroom 6 units 934 – 1,255 sf from \$390,000
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For Sale in Claridge Court - 14399 103rd Building & Complex

6 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$599,900	3 / 2	934 sf	\$642	410 14355 103 AVENUE
\$599,000	2 / 2	1327 sf	\$451	412 14399 103 AVENUE
\$459,000	2 / 2	741 sf	\$619	105 14355 103 AVENUE
\$439,998	2 / 2	758 sf	\$580	108 14355 103 AVENUE
\$435,000	2 / 2	977 sf	\$445	410 14377 103 AVENUE
\$415,000	2 / 2	741 sf	\$560	310 14377 103 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$470,000	2 / 2ba	1122 sf	\$419	2026-04-16
\$330,000	1 / 1ba	653 sf	\$505	2026-03-30
\$350,000	2 / 1ba	695 sf	\$504	2026-03-05
\$357,000	1 / 1ba	642 sf	\$556	2025-12-18

Value & Financing

Price Positioning \$550 /sq ft Active listings here average \$550/sf vs \$720/sf across Whalley. 24% below area average	Mortgage Snapshot \$1,988 /mo Entry price (from) \$415,000 20% down payment \$83,000 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1995	LEVELS 4	SUITES 144	CONSTRUCTION Frame - Wood
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EXTERIOR
Vinyl

TITLE TO LAND
Freehold Strata

STRATA PLAN
LMS2030

MANAGEMENT
**Pacific Quorum
Properties Inc**

Overview

Claridge Court - 14399 103 Avenue Surrey, BC V3T 5V5, LMS2030 - Located in a desirable neighbourhood in North Surrey on 103 Avenue and 144 Street. Claridge Court is a three building complex that offers 160 homes built in 1995 that are professionally managed. This is a convenient location close to all your amenities including bus stops, SkyTrain stations, SFU, Central City Shopping Centre, Surrey Public Library, Guildford Mall, Superstore, Lena Shaw Elementary, Guildford Park Secondary, restaurants, coffee shops, Surrey Memorial Hospital, Holland Park, recreation and much more! Direct access to major transportation routes including Fraser Highway, allows an easy commute to surrounding destinations. Most homes feature cozy fireplaces and balconies that overlook a courtyard and greenspace. Top floor units feature New York style lofts and private roof top patio with views of the city surrounding. Claridge Court has recent updates including rainscreen technology in 2004. This is a well maintained building that offers in-suite laundry, wheelchair access, an elevator, secured underground parking, visitor parking and storage lockers. Other features include a beautiful landscaped courtyard, live security cameras on all main entrance and remote entry intercoms. This is a three building complex with addresses at 14377, 14355 and 14399 103 Avenue. Claridge Court is in a convenient location and offers condo living suited for every lifestyle - Live here!

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

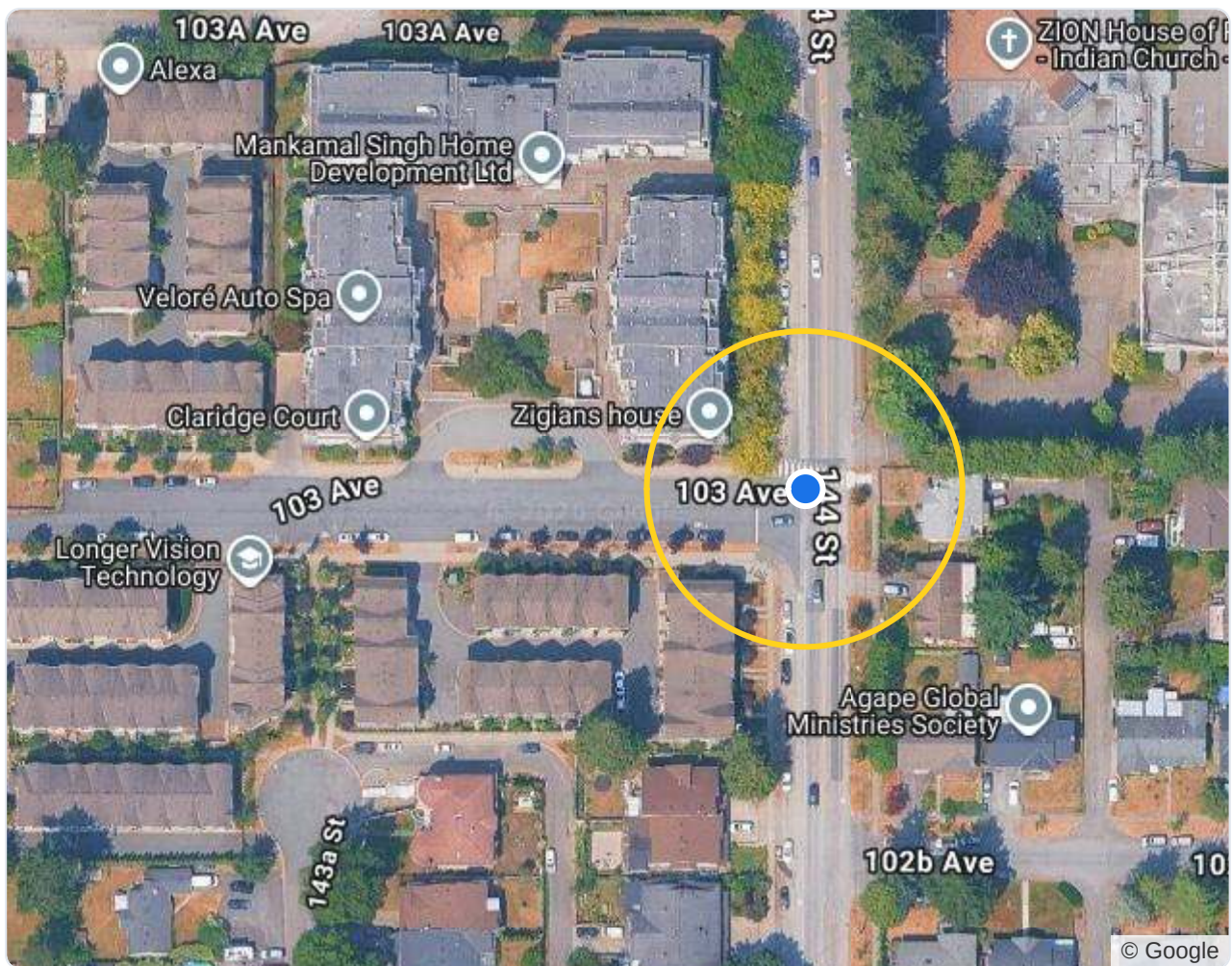
✓ Caretaker

✓ Gardening

✓ Garbage Pickup

✓ Management

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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



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