

BUILDING BROCHURE

TALL TIMBERS - 9952 149TH BUILDING

9952 149th Alley · Surrey, BC V3R 7W7 · Guildford



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4 FOR SALE
FROM \$268,000

2 SOLD · 12 MO
\$334,000–\$418,000



Unit Mix

1 Bedroom

19 units
537 – 736 sf
from \$260,000

2 Bedroom

8 units
807 – 877 sf
from \$330,000

For Sale in Tall Timbers - 9952 149th Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$448,000	2 / 1	877 sf	\$511	215 9952 149 STREET
\$319,000	1 / 1	736 sf	\$433	312 9952 149 STREET
\$299,000	1 / 1	663 sf	\$451	108 9952 149 STREET
\$268,000	1 / 1	638 sf	\$420	306 9952 149 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$418,000	2 / 1ba	841 sf	\$497	2026-03-21
\$334,000	1 / 1ba	665 sf	\$502	2025-12-26
\$299,900	1 / 1ba	537 sf	\$558	2025-08-01
\$380,000	1 / 1ba	693 sf	\$548	2024-11-10

Value & Financing

Price Positioning

\$454 /sq ft

Active listings here average **\$454/sf** vs **\$629/sf** across Guildford.

28% below area average

Mortgage Snapshot

\$1,284 /mo

Entry price (from) **\$268,000**

20% down payment **\$53,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1981	LEVELS 3	SUITES 45	CONSTRUCTION Frame - Wood
EXTERIOR Frame Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1678	MANAGEMENT Obsidian Property Management

Overview

Tall Timbers - 9952 149 Street Surrey, BC V3R 7W7, NWS1678 - Located on the corner of 100 Avenue and 149 Street in the Guildford neighbourhood in North Surrey. Tall Timbers offers 45 homes built in 1981 in a 3 level building that is professionally managed. This building is minutes away to all your needs including bus stops, SkyTrain stations, London Drugs, SFU, Central City Shopping Centre, Shoppers Drug Mart, Guildford Town Centre, restaurants, coffee shops, Lena Shaw Elementary, Guildford Park Secondary, recreation, Surrey Public Library, Holland park and much more! Direct access to major transportation routes including Fraser Highway, allows an easy commute to surrounding destinations.

Tall Timbers has recent updates including a replacement of hot water tanks and a new roof. This is a well maintained building with beautifully manicured greenspace surrounding and shared laundry on every floor. Residents have spacious balconies that are great for relaxing and gorgeous mountain views from some units. Other features include secured underground parking with security cameras monitored on TV, ample visitor parking, elevators, bike storage and RV parking is available. This is a quiet and private setting that offers condo living suited for every lifestyle.

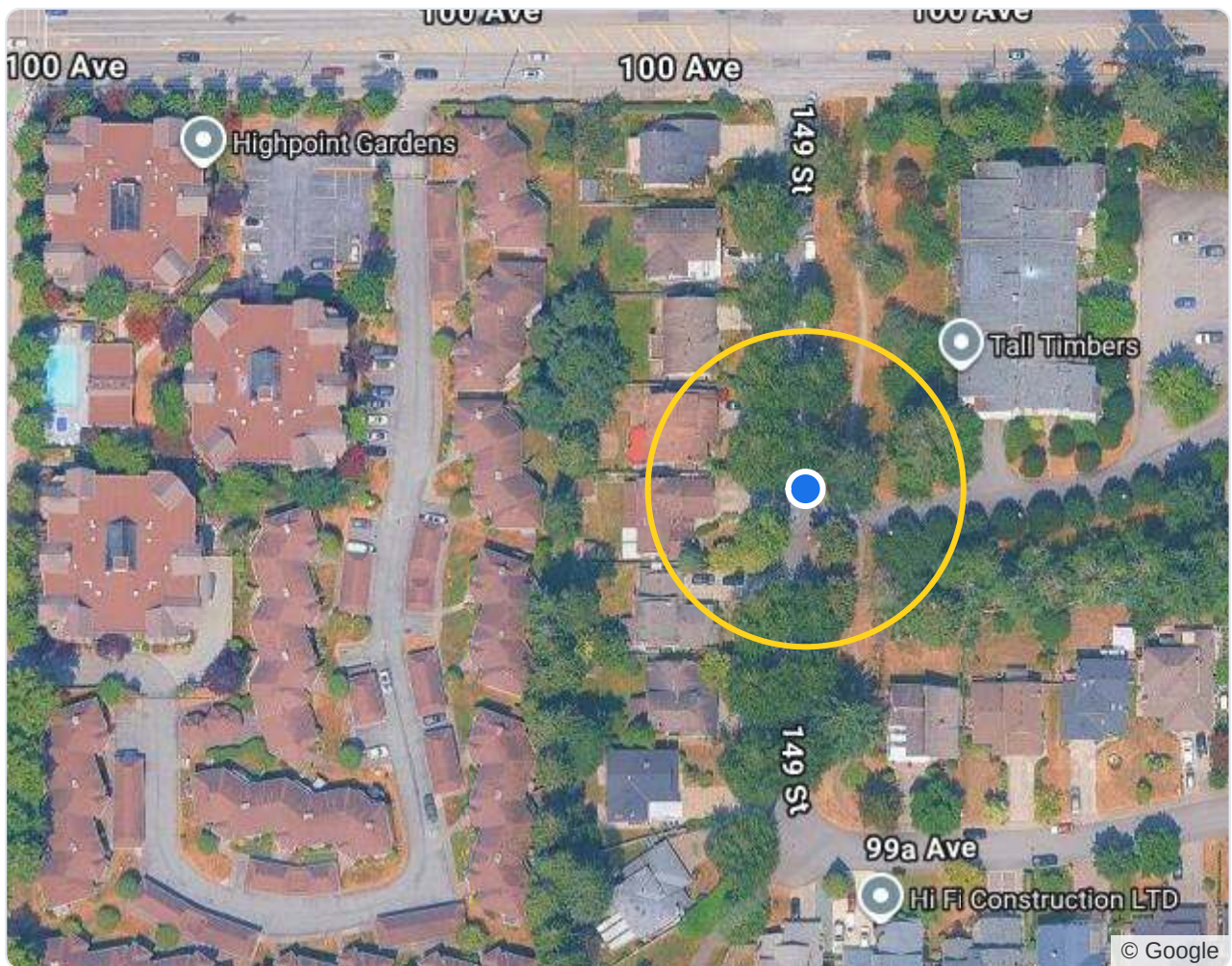
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Hot Water
- ✓ Management

Location



Les Twarog

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