

BUILDING BROCHURE

# HAWTHORNE PARK - 14135 104TH BUILDING

14135 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 - 14135 104th Building & Complex

1 currently active

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

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$590,000</b> | 3 / 2ba | 1198 sf | \$492 | 2026-03-16 |
| <b>\$550,000</b> | 3 / 2ba | 1285 sf | \$428 | 2026-02-28 |
| <b>\$562,000</b> | 3 / 2ba | 1180 sf | \$476 | 2026-02-24 |
| <b>\$506,000</b> | 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<br><b>1973</b> | LEVELS<br><b>2</b>                      | SUITES<br><b>134</b>        | CONSTRUCTION<br><b>Frame - Wood</b>                           |
| EXTERIOR<br><b>Vinyl</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS41</b> | MANAGEMENT<br><b>Century 21 Prudential Estates (rmd) Ltd.</b> |

## Overview

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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

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✓ Pool; Outdoor

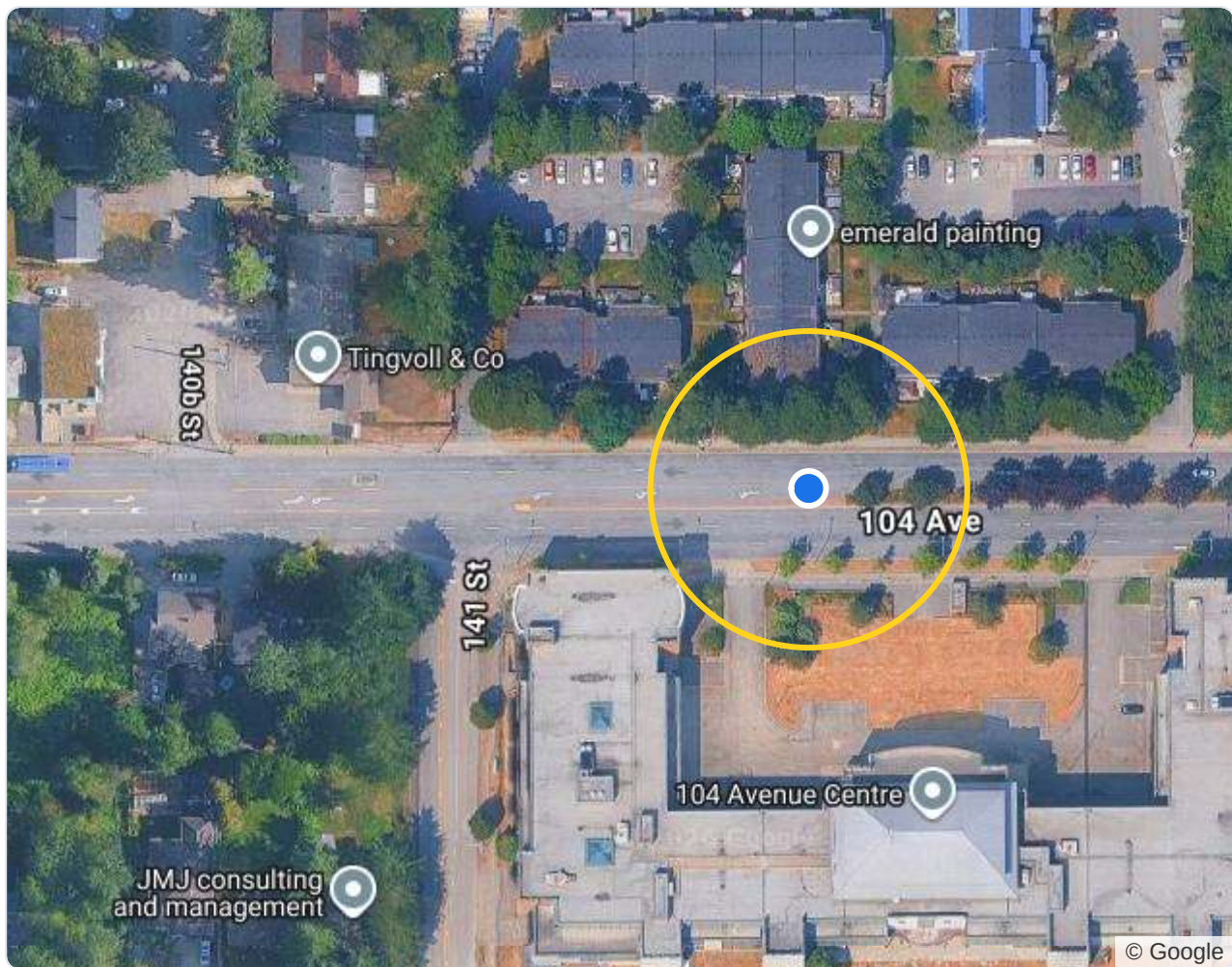
## Maintenance Fees Include

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✓ Cable/satellite  
✓ Gardening

✓ Garbage Pickup  
✓ Management

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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