

BUILDING BROCHURE

MEADOWS - 13809 102ND BUILDING

13809 102nd Ave. · Surrey, BC V3T 1N9 · Whalley



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3 FOR SALE
FROM \$749,000

2 SOLD · 12 MO
\$645,000-\$750,000



Unit Mix

2 Bedroom
3 units
1,514 – 1,764 sf
from \$530,000

3 Bedroom
19 units
1,356 – 2,052 sf
from \$499,000

4 Bedroom
9 units
1,291 – 1,940 sf
from \$670,000

For Sale in Meadows - 13809 102nd Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$775,000	3 / 2	2052 sf	\$378	72 13756 CENTRAL AVENUE
\$749,900	4 / 3	1922 sf	\$390	35 13795 102 AVENUE
\$749,000	3 / 2	1514 sf	\$495	89 13776 CENTRAL AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$750,000	4 / 3ba	1940 sf	\$387	2026-03-31
\$645,000	3 / 2ba	1579 sf	\$408	2025-11-06
\$820,000	4 / 3ba	1928 sf	\$425	2025-07-24
\$732,500	4 / 2ba	1906 sf	\$384	2025-04-26

Value & Financing

Price Positioning

\$421 /sq ft

Active listings here average **\$421/sf** vs **\$778/sf** across Whalley.

46% below area average

Mortgage Snapshot

\$3,587 /mo

Entry price (from) **\$749,000**

20% down payment **\$149,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1971	LEVELS 3	SUITES 118	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata		STRATA PLAN NWS4

Overview

The Meadows - 13809 102nd Avenue, Surrey, BC V3T 1N9, Strata Plan No. NWS4, 3 levels, 118 townhouses, built 1973 - located at the corner of Whalley Blvd and 102nd Avenue in the New Surrey Center neighborhood. The Meadows is a nine address complex with 118 townhouses in total. The addresses are 13755, 13805, 13809, 13813, 13817 102nd Avenue and 13756, 13766, 13786, 13796 103rd Avenue. The Meadows is a family oriented and pet friendly complex with roof

replaced in 2006, outdoor pool & centre greenspace, playground, dog walk area through gardens and low maintenance fees. Town homes features include open concept floor plans for maximize functionality, large windows for natural light, open living/dining areas, compact kitchen with windows, many drawers and storage, upstairs provides two large bedrooms & full bathrooms, downstairs provides a large laundry area, 3 piece bathroom, an extra large bedroom area or media room plus storage area, small fenced front yards, and decks at rear with steps to front street parking.

Surrounding the Meadows are Surrey's premier public amenities including schools, day care centres, fitness centres, a library, hospital, parks and golf courses. The Meadows is just minutes from Guildford Town Shopping Centre and right across the street from Surrey Place Shopping Mall with 750,000 square feet of retail outlets. Conveniently located in the heart of Canada's fastest growing community, The Meadows is just 30 minutes away from Downtown Vancouver and only 25 minutes away from the International Airport. At The Meadows 's doorstep is Surrey Central SkyTrain Station, giving residents immediate access to rapid transit. The Meadows is managed by Leonis 604-575-5474. Cable included in low maintenance fee as well as outdoor pool. Pets allowed, rentals not allowed.

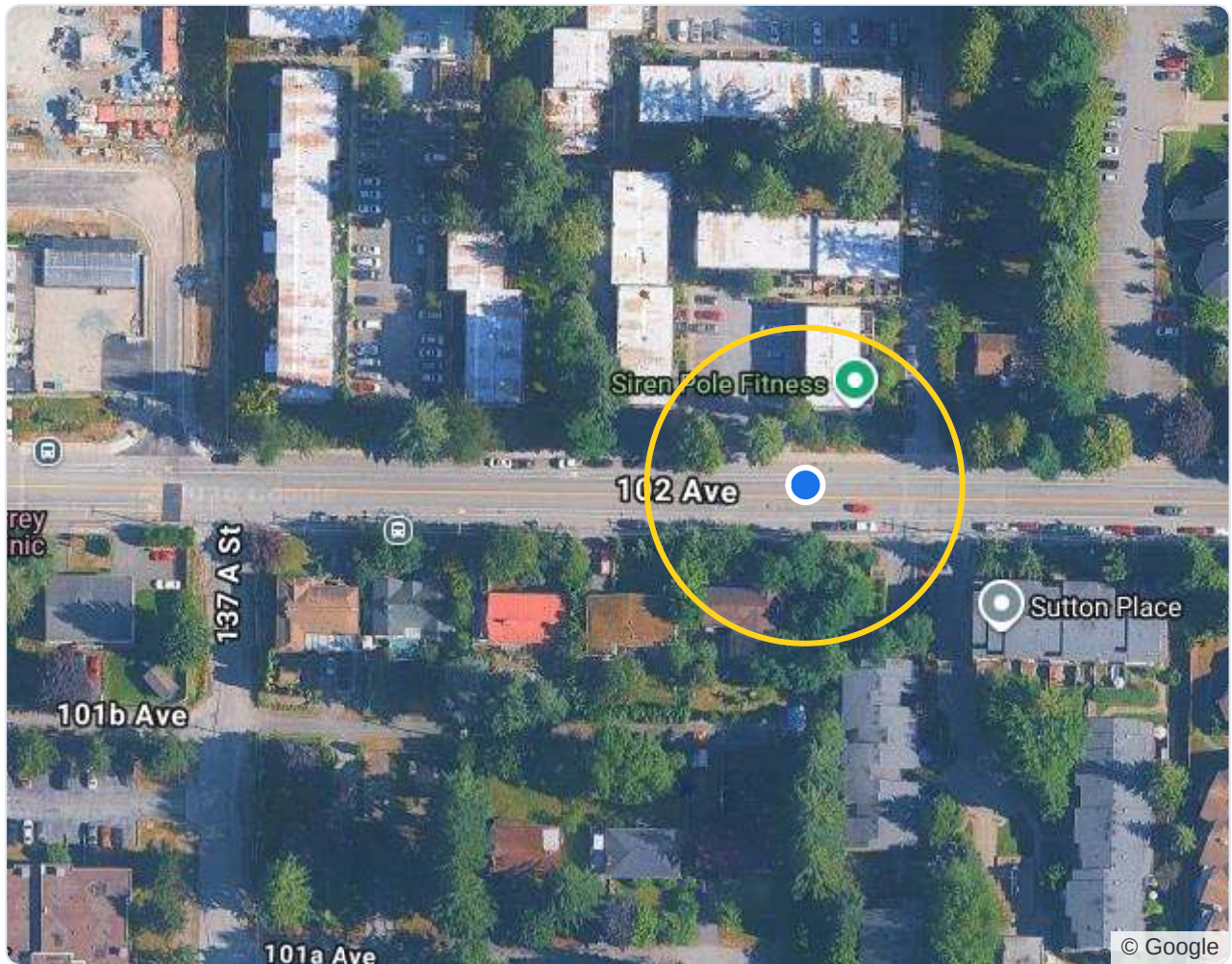
Amenities & Features

- ✓ In Suite Laundry
- ✓ Pool; Outdoor
- ✓ Tennis Court(s)

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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