

BUILDING BROCHURE

THORNBURY MANOR

13364 102nd Ave. · Surrey, BC V3T 5L8 · Whalley



Scan to view online



©Van3D.ca

2 FOR SALE
FROM \$332,000

1 SOLD · 12 MO
\$312,000–\$312,000



Unit Mix

1 Bedroom

6 units

623 – 645 sf

from \$312,000

2 Bedroom

5 units

729 – 942 sf

from \$374,999

For Sale in Thornbury Manor & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$374,999	2 / 1	780 sf	\$481	108 13364 102 AVENUE
\$332,000	1 / 1	645 sf	\$515	205 13364 102 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$312,000	1 / 1ba	637 sf	\$490	2026-04-23
\$350,000	1 / 1ba	642 sf	\$545	2022-10-15
\$445,000	2 / 1ba	859 sf	\$518	2022-08-01
\$405,000	1 / 1ba	635 sf	\$638	2022-05-04

Value & Financing

Price Positioning

\$498 /sq ft

Active listings here average **\$498/sf** vs **\$776/sf** across Whalley.

36% below area average

Mortgage Snapshot

\$1,590 /mo

Entry price (from) **\$332,000**

20% down payment **\$66,400**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1984	LEVELS 3	SUITES 53	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2216	MANAGEMENT Ascent Real Estate Management Corporation

Overview

Thornbury Manor 13364 102 Ave, Surrey, BC V3T 1N5, Canada NWS2216. Thornbury Manor is located on 102nd Avenue and 133a Avenue in a convenient neighbourhood of Surrey. Built in 1984, Thornbury Manor offers 53 homes that are well maintained and professionally managed by IPM & Associates: 604-582-8336. This is an excellent location just steps away from City Central Shopping Centre, The Keg Steakhouse & Bar, Surrey Public Library, and Famous Players Theatres. Transit

and major routes are close by and within walking distance. Features of Thornbury Manor include an elevator, shared laundry, and storage space. Thornbury Manor allows rentals and two pets with restrictions.İ»¿

Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



Book a Viewing
scan or call