

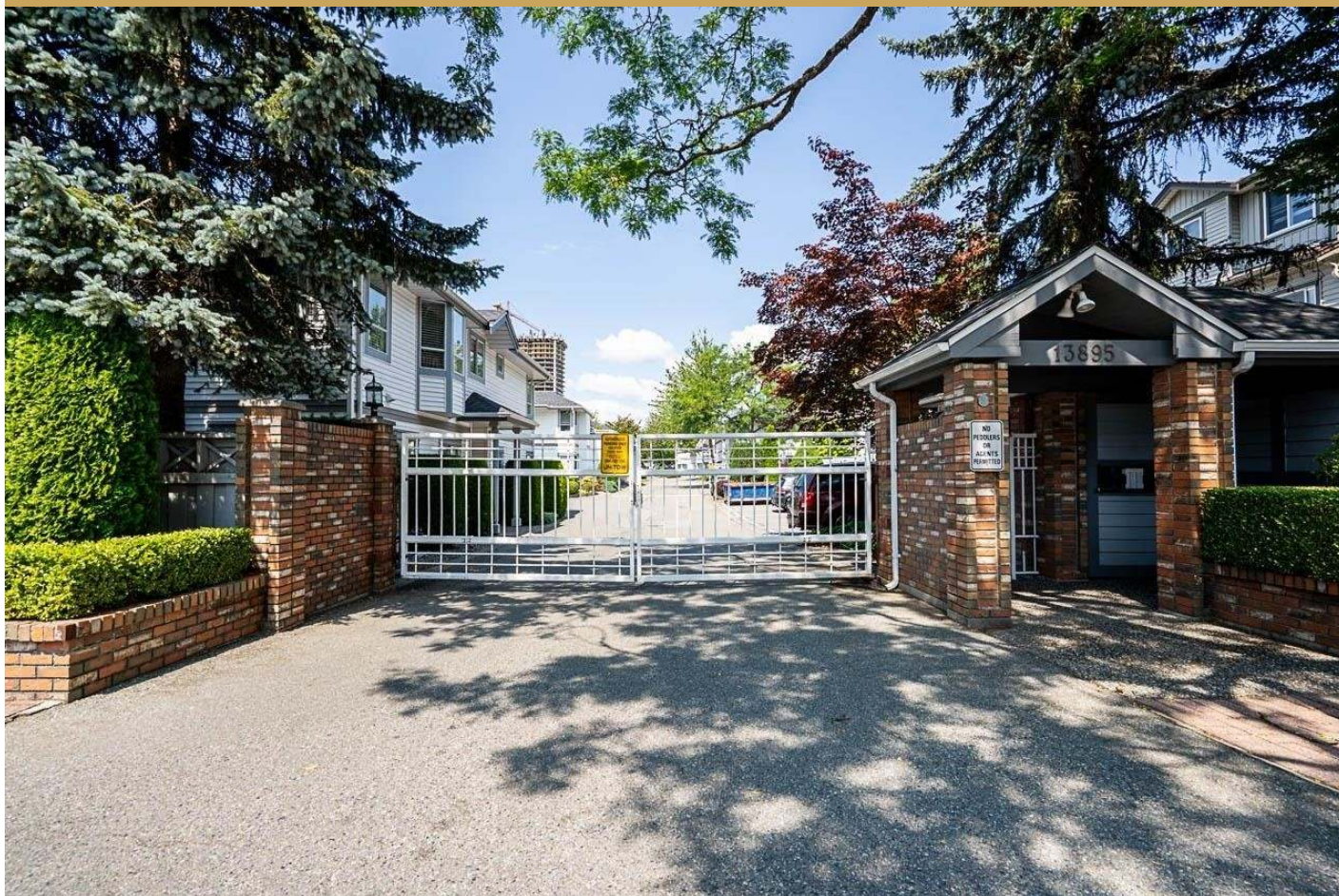
BUILDING BROCHURE

WYNDHAM ESTATES - 13895 102ND BUILDING

13895 102nd Ave. · Surrey, BC V3T 1P2 · Whalley



Scan to view online



2 FOR SALE
FROM \$599,800

2 SOLD · 12 MO
\$610,000-\$620,000



Unit Mix

2 Bedroom

22 units

1,247 – 1,766 sf

from \$408,000

For Sale in Wyndham Estates - 13895 102nd Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$639,000	2 / 2	1498 sf	\$427	222 13895 102 AVENUE
\$599,800	2 / 2	1366 sf	\$439	106 13895 102 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$610,000	2 / 2ba	1460 sf	\$418	2026-06-25
\$620,000	2 / 2ba	1367 sf	\$454	2026-03-31
\$628,000	2 / 2ba	1273 sf	\$493	2023-10-06
\$670,000	2 / 2ba	1498 sf	\$447	2023-07-04

Value & Financing

Price Positioning

\$433 /sq ft

Active listings here average **\$433/sf** vs **\$773/sf** across Whalley.

44% below area average

Mortgage Snapshot

\$2,873 /mo

Entry price (from) **\$599,800**

20% down payment **\$119,960**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1990	LEVELS 2	SUITES 64	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2960	MANAGEMENT Leonis Management & Consultants Ltd.

Overview

Wyndham Estates 13895 102 Ave, Surrey, BC V3T 5X8, Canada NWS2960. Wyndham Estates is located on 102nd Avenue and 139th Street in a convenient neighbourhood of Surrey. Built in 1990, it offers 64 homes that are well maintained and professionally managed by Baywest: 604-591-6060. Wyndham Estates recently underwent a renovation in 2009 which included new siding, new decks, and new roofs. This is a prime location just minutes away from City Central Shopping

Centre, Fitness World, Surrey Public Library, and White Spot Restaurant. Transit and major routes are close by and within walking distance. Features of Wyndham Estates include a club house, and in suite laundry. Wyndham Estates has a 19+ age restriction, allows 2 pets with restrictions, and no rentals.i>¿

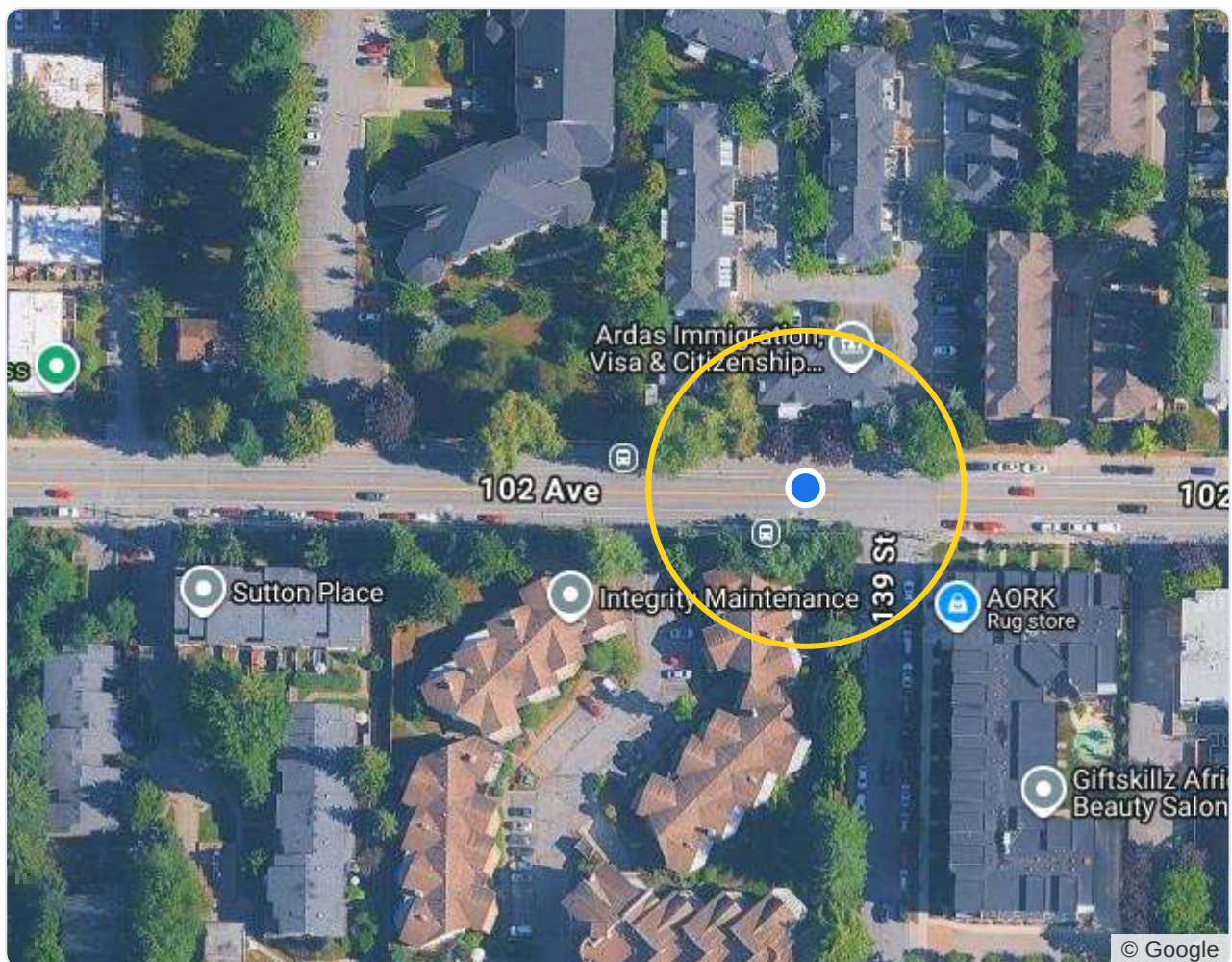
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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