

BUILDING BROCHURE

PROVENANCE

11295 Pazarena Pl. · Maple Ridge, BC V2X 4K9 · East Central



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3 FOR SALE
FROM \$749,900

5 SOLD · 12 MO
\$747,500–\$775,000

12-MO SOLD TREND
-15.5

Unit Mix

3 Bedroom

51 units
1,221 – 1,604 sf
from \$629,900

4 Bedroom

5 units
1,518 – 1,569 sf
from \$659,900

For Sale in Provenance & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$875,000	3 / 3	1580 sf	\$554	1406 11295 PAZARENA PLACE
\$749,999	3 / 3	1474 sf	\$509	2104 11295 PAZARENA PLACE
\$749,900	3 / 3	1281 sf	\$585	602 11295 PAZARENA PLACE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$760,000	3 / 3ba	1400 sf	\$543	2026-05-12
\$747,500	3 / 3ba	1336 sf	\$560	2026-04-24
\$775,000	3 / 3ba	1466 sf	\$529	2026-02-04
\$769,000	3 / 3ba	1427 sf	\$539	2026-01-30

Value & Financing

Price Positioning

\$549 /sq ft

Active listings here average **\$549/sf** vs **\$1182/sf** across East Central.

54% below area average

Mortgage Snapshot

\$3,591 /mo

Entry price (from) **\$749,900**

20% down payment **\$149,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2020	LEVELS 3	SUITES 252	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN EPS5764	DEVELOPER Polygon

Overview

Provenance - 11295 Pazarena Place, Maple Ridge, BC V2X 4K9, Canada. Strata plan number EPS5764. Crossroads are Pazarena Place and Lougheed Highway. rovenance an intimate community designed for families to settle and grow in a beautiful city with a breathtaking outdoor playground to fulfill the desire for exploration. With a variety of designer floorplans to choose from, ranging from approximately 1,354 to 1,587 square feet. Developed by Polygon.

Situated between the accessible Lougheed Highway and Haney Bypass, getting around from home is just going to get easier. Choose 20 minutes from the Golden Ears Bridge for toll-free access across the Fraser Valley or direct access to Highway Polygon to Vancouver and onwards. And if you're keen to relax and let the West Coast Express take you to your destination, allow a convenient bus stop located close to home to take you to the Port Haney Station within minutes.

Amenities & Features

- ✓ Clubhouse
- ✓ Guest Suite
- ✓ Pool; Outdoor
- ✓ Swirlpool/hot Tub
- ✓ Exercise Centre
- ✓ Playground
- ✓ Rec Room

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Other
- ✓ Snow Removal

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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



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