

BUILDING BROCHURE

PARK GATE TOWNHOMES

45290 Soowahlie Cres. · Sardis, BC V2R 2P1 · Vedder S Watson-Promontory



2 FOR SALE
FROM \$749,000

7 SOLD · 12 MO
\$590,000–\$711,000



12-MO SOLD TREND
9.4

Unit Mix

2 Bedroom 1 unit 1,590 – 1,590 sf from \$735,000	3 Bedroom 30 units 1,357 – 2,185 sf from \$450,000	4 Bedroom 4 units 1,594 – 2,075 sf from \$590,000
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For Sale in Park Gate Townhomes & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,000	3 / 3	2185 sf	\$366	10 45290 SOOWAHLIE CRESCENT
\$749,000	4 / 4	2075 sf	\$361	14 45290 SOOWAHLIE CRESCENT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$700,000	4 / 3ba	2025 sf	\$346	2026-06-28
\$690,000	3 / 3ba	2072 sf	\$333	2026-06-16
\$685,000	3 / 3ba	2021 sf	\$339	2026-03-11
\$615,000	4 / 3ba	1636 sf	\$376	2026-01-16

Value & Financing

Price Positioning \$363 /sq ft Active listings here average \$363/sf vs \$430/sf across Vedder S Watson-Promontory. 16% below area average	Mortgage Snapshot \$3,587 /mo Entry price (from) \$749,000 20% down payment \$149,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2012	LEVELS 3	SUITES 46	CONSTRUCTION Frame - Wood
EXTERIOR Fibre Cement Board	TITLE TO LAND Freehold Strata	STRATA PLAN EPS612	DEVELOPER Canada Lands Company
MANAGEMENT Homelife Advantage Realty Ltd.			

Overview

Park Gate at Garrison Crossing - 45290 Soowahlie Rd, Chilliwack, BC V2R 2P1 - located in Vedder S Watson-Promontory area of Sardis, in prestigious Garrison Crossing, Chilliwack's urban community. Park Gate townhomes are nestled between nature and offer the convenience of all amenities right at your doorstep. Come and find the perfect location for every activity you choose, whether it's a stroll to Garrison Village, antique shopping, music festivals, renting a boat at Cultus lake and enjoying water sports, a riverside hike on the Vedder River, cycling through the trails, river rafting or a day golfing with friends. Finding a balance with all of the comforts you desire will be simple. Stroll along the large pathways and admire the mature trees right outside your front door or come inside and feel the warmth of a home built with the style and comfort you want. These townhouses appeal to first buyers, young families or those looking to downsize for that lock and leave lifestyle. Park Gate offers four floor plans for spacious and comfortable living with easy walking distance to shops and services at the Garrison Village. It is urban living at the doorstep of nature. The Park Gate was built in 2011 by Canada Lands Company and Spruceland Homes. It has full rain screen. The maintenance fee includes caretaker, garbage pickup, hot water, management and snow removal.

Crossroads are Keith Wilson Rd and Watson Rd

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

✓ Caretaker

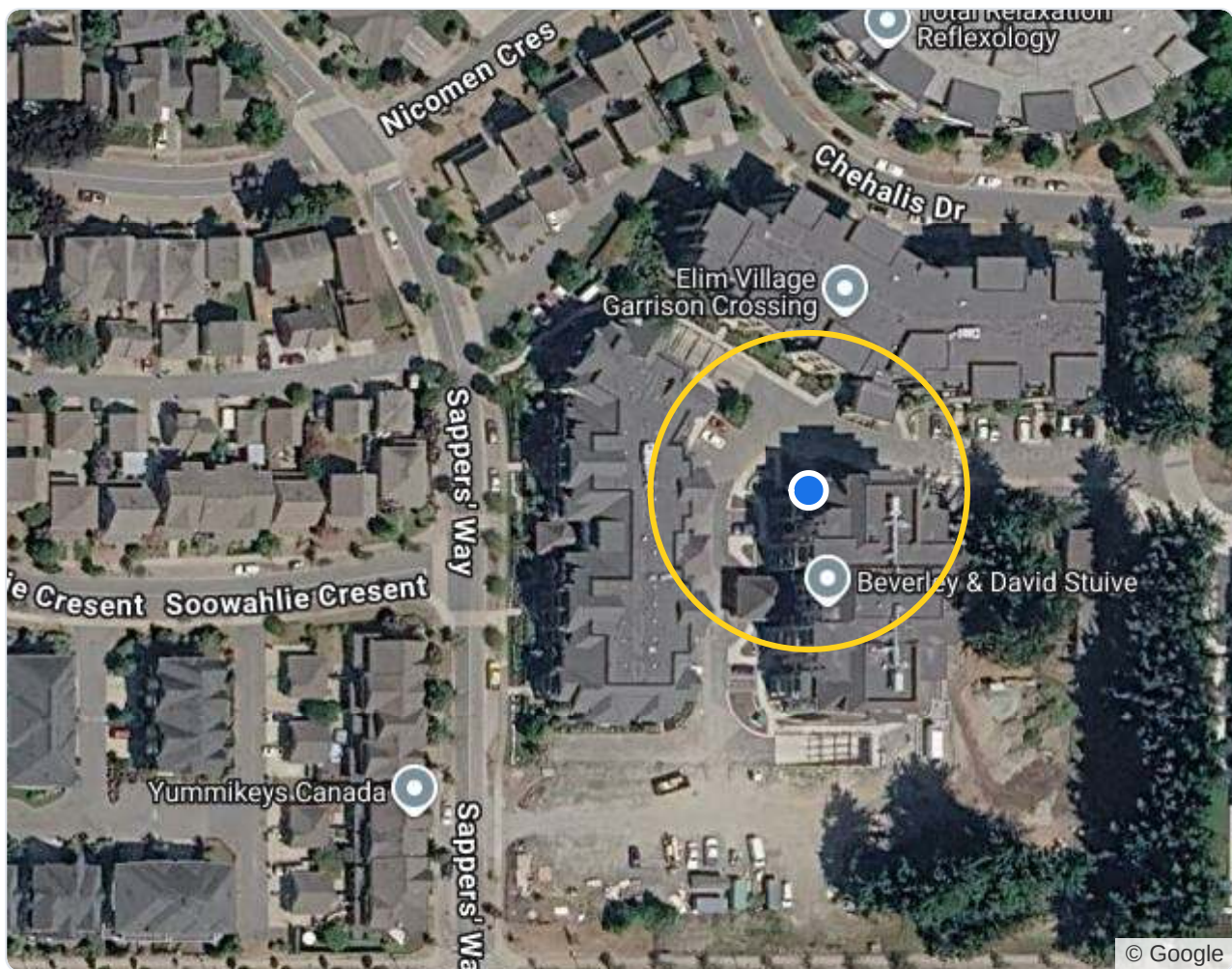
✓ Hot Water

✓ Snow Removal

✓ Garbage Pickup

✓ Management

Location



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Book a Viewing
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