

BUILDING BROCHURE

HAWTHORNE PARK - 45604 BRETT BUILDING

45604 Brett Ave. · Chilliwack, BC V2P 1N9 · Chilliwack W Young-Well



Scan to view online



1 FOR SALE
FROM \$239,900

5 SOLD · 12 MO
\$274,250-\$320,000



Unit Mix

1 Bedroom

10 units
804 – 1,217 sf
from \$208,000

2 Bedroom

11 units
1,030 – 1,202 sf
from \$239,900

For Sale in Hawthorne Park - 45604 Brett Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$239,900	1 / 1	804 sf	\$298	205 45604 BRETT AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$274,250	1 / 1ba	1079 sf	\$254	2026-06-09
\$280,000	1 / 1ba	1043 sf	\$268	2026-04-21
\$320,000	2 / 2ba	1163 sf	\$275	2026-02-14
\$310,000	2 / 2ba	1165 sf	\$266	2026-01-27

Value & Financing

Price Positioning

\$298 /sq ft

Active listings here average **\$298/sf** vs **\$406/sf** across Chilliwack W Young-Well.

27% below area average

Mortgage Snapshot

\$1,149 /mo

Entry price (from)	\$239,900
20% down payment	\$47,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1989	LEVELS 3	SUITES 19	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3003	MANAGEMENT Homelife Advantage Realty Ltd.

Overview

Hawthorne Park - 45604 Brett Avenue Chilliwack, BC V2P 1P1, NWS3003 - Located on Brett Avenue and Airport Road in the convenient W Young-Well neighbourhood of Chilliwack. Hawthorne Park is a low-rise building that offers three levels with 19 homes built in 1989 and are self-managed. Most units feature spacious floor plans, cozy fireplaces, plenty of windows to brighten living spaces, private balconies and gorgeous mountain views. This is a well maintained building with recent updates including a new roof in 2007, and a new security system installed in 2011. Other building features include secure underground parking, visitor parking, a large common

meeting room, elevators, storage lockers and landscaped grounds. Hawthorne Park is located close to transit, restaurants, coffee shops, shopping, Chilliwack General Hospital, Paramount Theatre Chilliwack, Broadway Supermarket, Fraser Valley Regional Library, recreation, parks and more. Direct access to major transportation routes including the Trans-Canada Highway, allows an easy commute to surrounding destinations. Hawthorne Park is an adult oriented building that offers comfortable condo living in a quiet neighbourhood in Chilliwack.

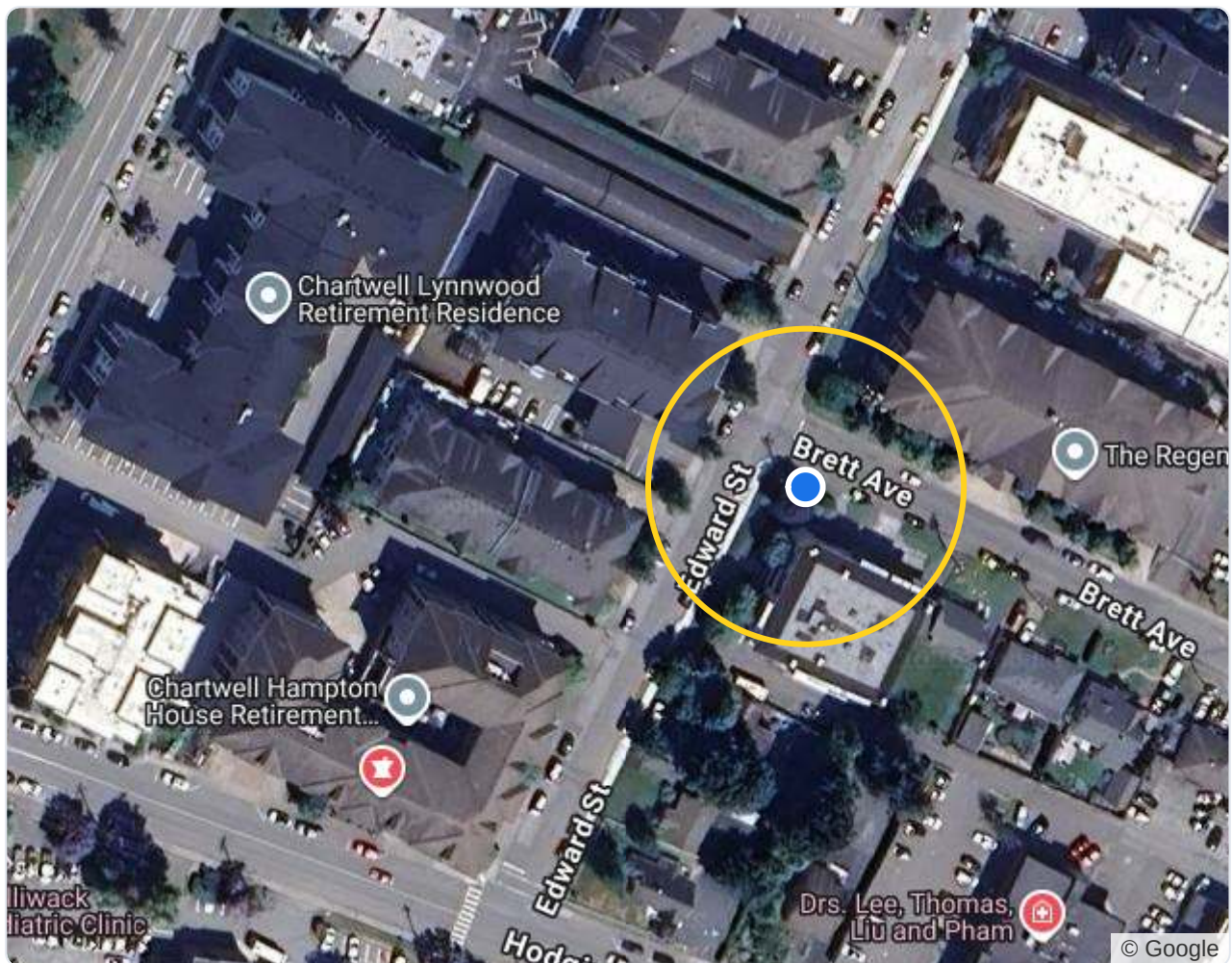
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Gas

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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