

SIERRA GRANDE ON PATTEN

45665 Patten Ave. · Chilliwack, BC V2P 4C4 · Chilliwack W Young-Well



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YEAR BUILT 2011	LEVELS 4	SUITES 32	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCP33653	ARCHITECT Keystone Architecture And Planning Ltd.

Overview

Sierra Grande on Pattern - 45665 Pattern Avenue Chilliwack, BC V2P 4C3, BCP33653 - Located in a quiet neighbourhood in W Young-Well in Chilliwack on Pattern Avenue and Edward Street. This is

a central location that is just minutes away from transit, restaurants, Safeway, Shoppers Drug Mart, medical services, Chilliwack General Hospital, recreation, the Regional Library, Leisure Centre, schools at all levels, Salish Park and more! Direct access to highways allows an easy commute to surrounding destinations including Surrey, Langley and downtown Vancouver. Sierra Grande is currently being constructed and is projected to be completed in October 2011.

This building has four levels with 32 luxury homes including four garden units. There are eight different floor plans offered. Homes feature designer colour schemes, designer light fixtures, crown mouldings, 2" window blinds, low E energy efficient coloured vinyl windows with screens, elegant carpets, wide baseboards, separate laundry room with stacker washer and dryer and air conditioning. Gourmet kitchens feature maple kitchen cabinets, a full stainless steel package, built-in microwave, granite countertops and a double sink with a single lever washerless faucet. Residents can enjoy their oversized balconies that are great for BBQ's and boast garden views from most units.

Exteriors are built with quality detail and finishing with a 2-5-10 Year National New Home Warranty. Features include 30 year roof shingles, upgraded sound proofing between units and floors, secured parking with surveillance cameras, storage units in parkade and visitor parking. Other building features include a recreation room, exercise room, elevators, beautifully manicured gardens and professional landscaping throughout the complex.

Sierra Grande is an adult oriented community with a 19+ age restriction. Pets are allowed with restrictions but no rentals. This is a prime location in the heart of Chilliwack where comfortable and luxury condo living for a mature community - Live at Sierra Grande!

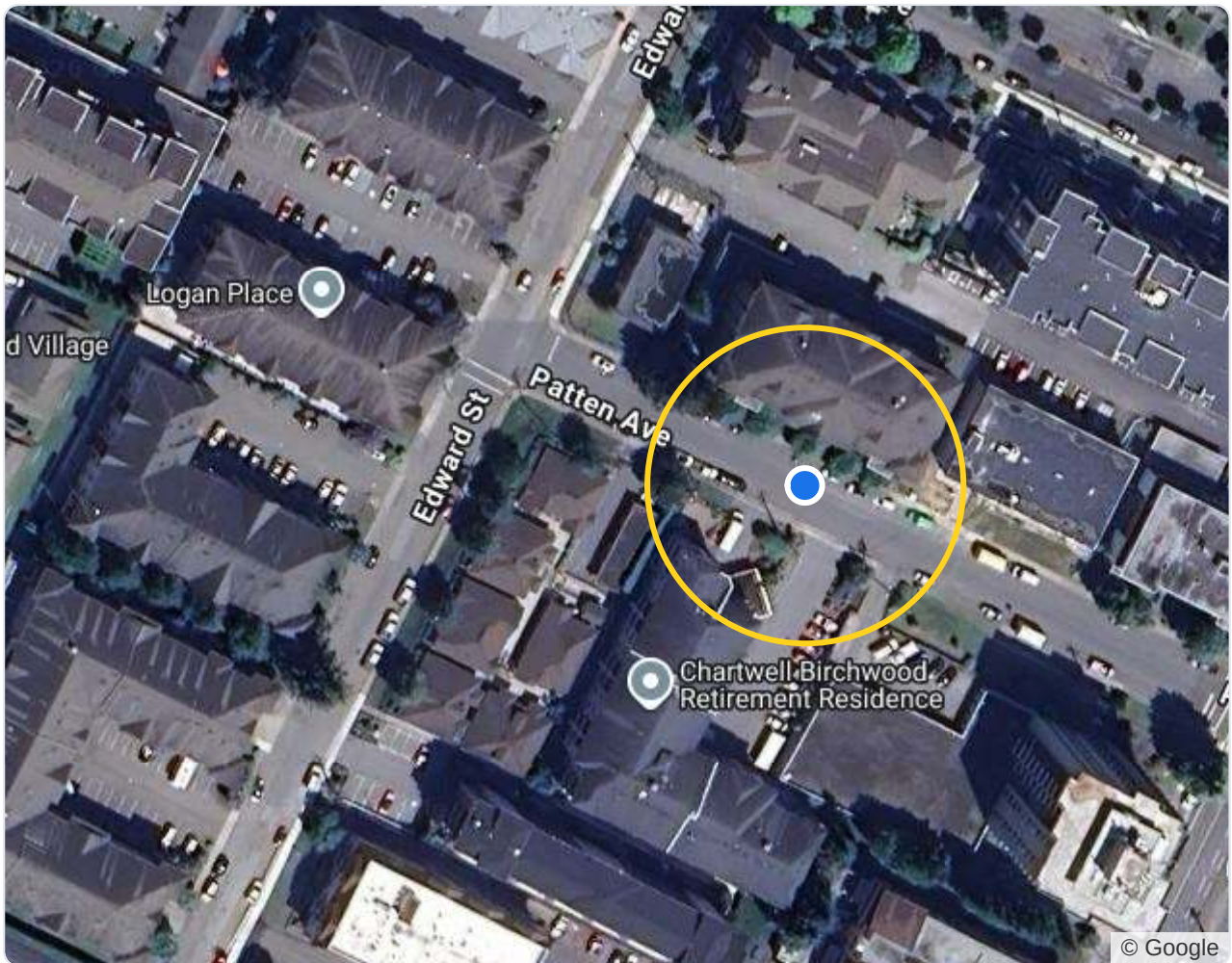
Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ Garden | ✓ In Suite Laundry |
| ✓ Recreation Center | ✓ Storage |

Maintenance Fees Include

- | | |
|-----------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

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