

BUILDING BROCHURE

ROYAL OAK

45734 Patten Ave. · Chilliwack, BC V2P 1S1 · Chilliwack W Young-Well



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2 FOR SALE
FROM \$374,900

1 SOLD · 12 MO
\$400,000–\$400,000



Unit Mix

2 Bedroom

16 units

1,065 – 1,977 sf

from \$356,000

For Sale in Royal Oak & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$379,900	2 / 2	1274 sf	\$298	206 45734 PATTEN AVENUE
\$374,900	2 / 2	1065 sf	\$352	203 45734 PATTEN AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$400,000	2 / 2ba	1267 sf	\$316	2026-04-09
\$415,000	2 / 2ba	1120 sf	\$371	2025-06-18
\$435,000	2 / 2ba	1274 sf	\$341	2025-03-28
\$420,000	2 / 2ba	1274 sf	\$330	2025-01-20

Value & Financing

Price Positioning

\$325 /sq ft

Active listings here average **\$325/sf** vs **\$407/sf** across Chilliwack W Young-Well.

20% below area average

Mortgage Snapshot

\$1,795 /mo

Entry price (from) **\$374,900**

20% down payment **\$74,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 3	SUITES 16	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1370	

Overview

Royal Oak - 45734 Patten Avenue Chilliwack, BC V2P 1S2, LMS1370 - Located on Pattern Avenue and Mary Street in the convenient W Young-Well neighbourhood of Chilliwack. Royal Oak is a low-rise building that offers 16 luxury homes built in 1994 that are self-managed. Most units feature 9' ceilings, cozy gas fireplaces, floor-to-ceiling windows to brighten living spaces and entertainment sized balconies that boast mountain views. This is a well maintained building that offers elevators, an exercise centre, guest suite, indoor pool, sauna, hot tub, secure underground parking, recreation centre, visitor parking, storage lockers and landscaped grounds. Chilliwack Gardens is

located just minutes away from transit, Chilliwack General Hospital, Chilliwack Art & Cultural Centre, restaurants, coffee shops, Fraser Valley Regional Library, Broadway Supermarket, entertainment and more. Direct access to major transportation routes including the Trans-Canada Highway, allows an easy commute to surrounding destinations. Features of Royal Oak include an exercise centre, elevator, a recreation centre, secure underground parking, a guest suite, an indoor pool, a sauna, and a hot tub.

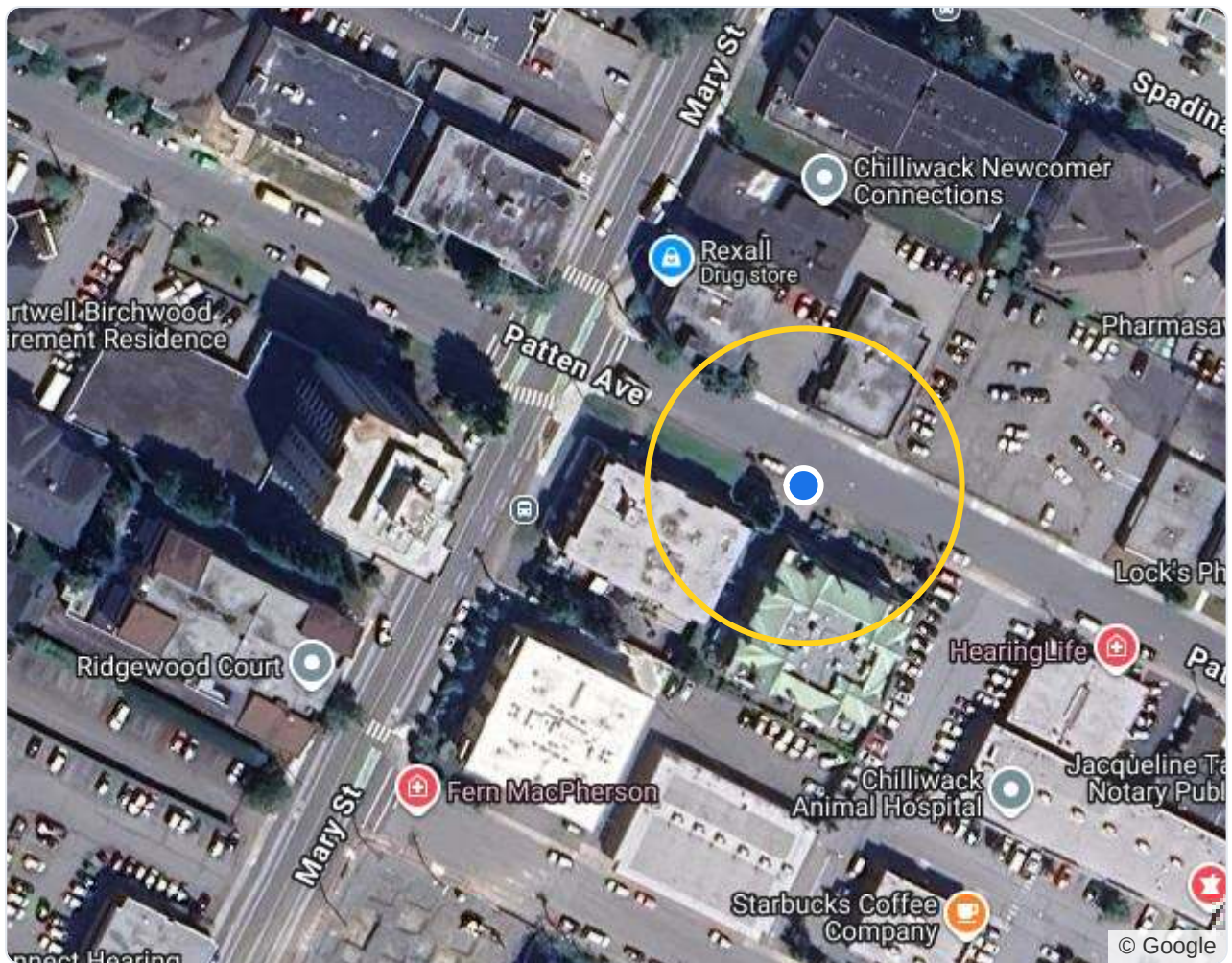
Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ Guest Suite | ✓ Pool; Indoor |
| ✓ Sauna/steam Room | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

- | | |
|------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Heat |
| ✓ Hot Water | ✓ Management |
| ✓ Snow Removal | |

Location



Les Twarog

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