

BUILDING BROCHURE

RIVERWYND - 45740 THOMAS BUILDING

45740 Thomas Rd. · Sardis, BC V2R 3N3 · Vedder S Watson-Promontory



Scan to view online



2 FOR SALE
FROM \$499,900

4 SOLD · 12 MO
\$499,900-\$549,900



BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com

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Unit Mix

3 Bedroom

32 units
1,370 – 1,770 sf
from \$391,000

4 Bedroom

2 units
1,651 – 1,747 sf
from \$520,000

For Sale in Riverwynd - 45740 Thomas Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,900	3 / 3	1370 sf	\$365	39 45740 THOMAS ROAD
\$499,900	3 / 3	1689 sf	\$296	27 45740 THOMAS ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$549,900	3 / 3ba	1693 sf	\$325	2026-06-05
\$517,000	3 / 3ba	1421 sf	\$364	2026-05-25
\$525,000	3 / 3ba	1412 sf	\$372	2026-05-21
\$499,900	3 / 3ba	1648 sf	\$303	2025-12-06

Value & Financing

Price Positioning

\$330 /sq ft

Active listings here average **\$330/sf** vs **\$434/sf** across Vedder S Watson-Promontory.

24% below area average

Mortgage Snapshot

\$2,394 /mo

Entry price (from) **\$499,900**

20% down payment **\$99,980**

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 57	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS987	MANAGEMENT Teamwork Property Management Ltd

Overview

River Wynd - 45740 Thomas Rd, Chilliwack, BC V2R 3V9, LMS987 - located in Vedder S Watson-Promontory, close to Graham Middle School. Watson Elementary, Flemings Coner Store, Wanetas Hairloom, Mt Slesse Middle School, Watson Glen Skatepark, Chilliwack Minor Hockey Association, University of the Fraser Valley, Terbara Hair Care, Save On Foods, Shoppers Drug Mart, different banks are in the neighbourhood. If you want to have you dinner out, you can enjoy it at Panago Pizza, Moonlily, Jackson's Stek House, Maru Sushi or Domino's Pizza that are minutes from the Westwind. This complex is a few minutes from Hwy #1 via Eavans Rd. The River Wynd was built in 1994. It has frame-wood construction. There are 57 units in strata and in development. The maintenance fee includes garbage pickup, gardening and management. Two pets are allowed and there are no restrictions on their size. Rentals are permitted with some restrictions. Most homes features nice laminate flooring on main level, double garage, in-suite laundry, storage, 3 bathrooms, 3 good sized bedrooms.

Crossroads are Vedder Rd and Promontory Rd

Amenities & Features

✓ None

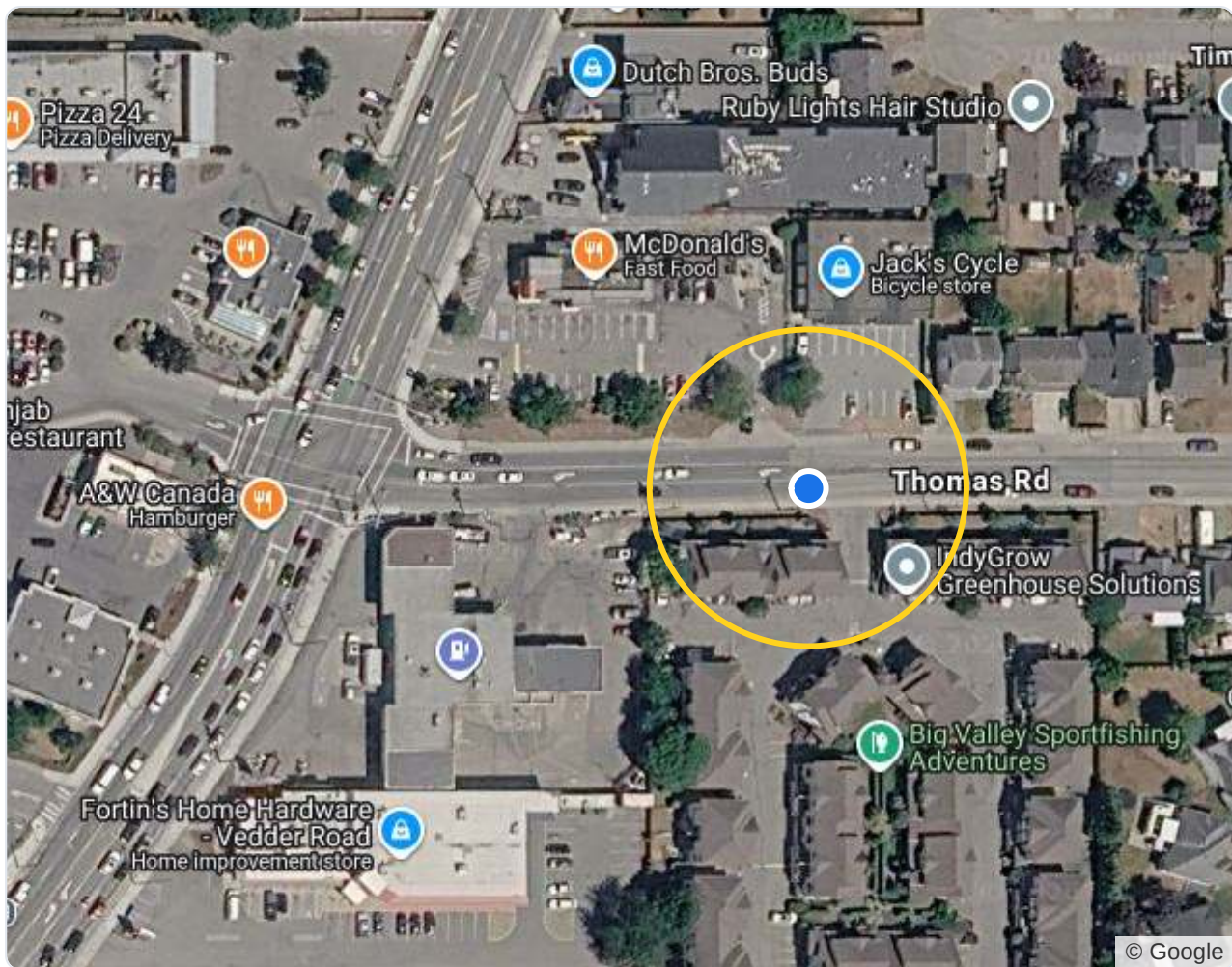
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



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