

BUILDING BROCHURE

TIMBERLANE - 7425 SHAW BUILDING

7425 Shaw Ave. · Sardis, BC V2R 3C1 · Sardis East Vedder Rd



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1 FOR SALE
FROM \$324,900

1 SOLD · 12 MO
\$315,000–\$315,000


12-MO SOLD TREND
34.9

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



Unit Mix

1 Bedroom

1 unit
684 – 684 sf
from \$300,000

2 Bedroom

15 units
802 – 840 sf
from \$230,000

For Sale in Timberlane - 7425 Shaw Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$324,900	2 / 1	807 sf	\$403	207 7435 SHAW AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$315,000	2 / 1ba	802 sf	\$393	2025-11-27
\$300,000	1 / 1ba	684 sf	\$439	2025-02-23
\$295,000	2 / 1ba	804 sf	\$367	2024-10-25
\$335,000	2 / 1ba	840 sf	\$399	2024-07-27

Value & Financing

Price Positioning

\$403 /sq ft

Active listings here average **\$403/sf** vs **\$408/sf** across Sardis East Vedder Rd.

In line with the area

Mortgage Snapshot

\$1,556 /mo

Entry price (from) **\$324,900**

20% down payment **\$64,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1992	LEVELS 3	SUITES 24	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS185	MANAGEMENT Confidential

Overview

Timberlane Apartments - 7425 Shaw Avenue, Chilliwack, BC, V2R 3C1, LMS185 - located in Sardis East Vedder Rd area. Timberlane Apartmentsi»¿ has great location and is walking distance to

Chilliwack Mall, Cottonwood Mall, banks, pharmacies, Safeway, specialty shopping. Close to Real Canadian Superstore, Wells Sanctuary and Skowkale Indian Reserve 11. Sardis Elementary School and Evans Elementary School are in the neighbourhood. Ease access to freeway and minutes to Cultus Lake. This complex was built in 1992. It has frame-wood construction. Timberlane Apartments is a well maintained 3-level, 24 unit condo building. Cats are allowed, but no dogs. Rentals are permitted. Some features are high ceilings, laminate floors, storage and shared laundry.

Crossroads are Vedder Road and Knight Road.ï»¿

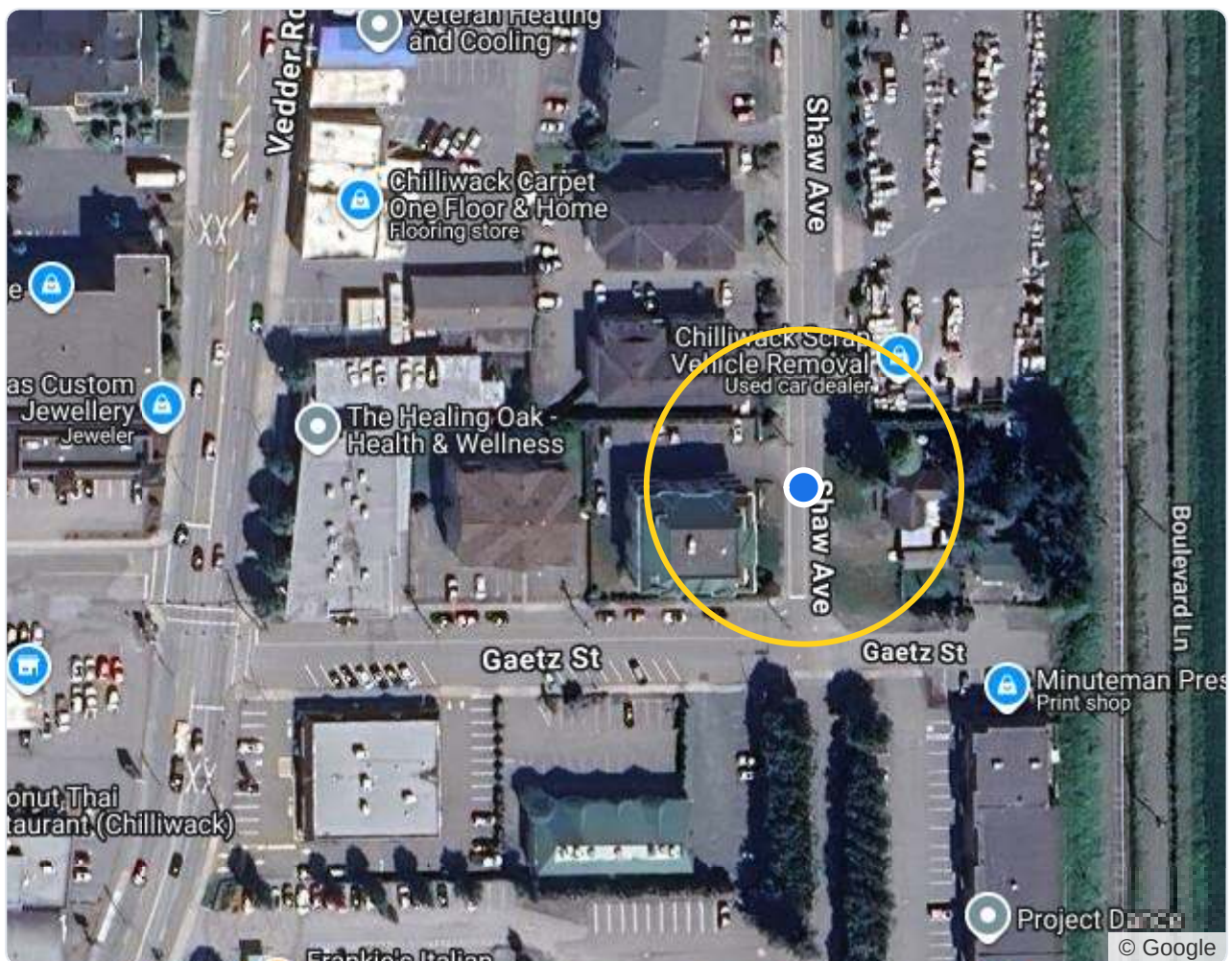
Amenities & Features

- ✓ Shared Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Other

Location





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scan or call