

BUILDING BROCHURE

MAPLE HILLS

8590 Sunrise Dr. · Chilliwack, BC V2R 3Z4 · Chilliwack Mountain



Scan to view online



5 FOR SALE
FROM \$649,900

7 SOLD · 12 MO
\$670,000–\$785,000



Unit Mix

2 Bedroom
18 units
2,008 – 3,311 sf
from \$555,700

3 Bedroom
40 units
1,624 – 3,319 sf
from \$422,000

4 Bedroom
7 units
2,290 – 3,815 sf
from \$690,000

For Sale in Maple Hills & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$745,000	3 / 3	2199 sf	\$339	8 8590 SUNRISE DRIVE
\$729,700	3 / 2	2700 sf	\$270	54 8590 SUNRISE DRIVE
\$689,999	3 / 3	2576 sf	\$268	23 8590 SUNRISE DRIVE
\$679,900	2 / 3	2008 sf	\$339	11 8590 SUNRISE DRIVE
\$649,900	3 / 3	1995 sf	\$326	15 8590 SUNRISE DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$785,000	4 / 3ba	2520 sf	\$312	2026-05-28
\$682,500	3 / 2ba	1670 sf	\$409	2026-05-01
\$740,000	3 / 3ba	2409 sf	\$307	2026-03-22
\$735,000	3 / 3ba	2397 sf	\$307	2026-03-04

Value & Financing

Price Positioning

\$308 /sq ft

Active listings here average **\$308/sf** vs **\$366/sf** across Chilliwack Mountain.

16% below area average

Mortgage Snapshot

\$3,113 /mo

Entry price (from)	\$649,900
20% down payment	\$129,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2005	LEVELS 2	SUITES 142	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1735	MANAGEMENT Self Managed

Overview

Maple Hills - 8590 Sunrise Drive Chilliwack, BC V2R 3Z4, LMS1735 - Located in the Chilliwack Mountain neighbourhood of Chilliwack on Sunrise Drive and Chilliwack Mountain Road. This is a secluded location that is minutes away to bus stops, major highways, restaurants, coffee shops,

movie theatre, recreation, YMCA and more! Direct access to major highways including the Trans Canada Highway allows an easy commute to surrounding destinations. Maple Hills offers 142 townhomes built in 2005 that are professionally managed. Most homes feature two three or four levels, spacious floor plans, insuite laundry, oversized windows that brighten living spaces, entertainment sized balconies, cozy fireplaces, single or double garages with additional parking in the driveway, large private backyards, extra storage space and more! This is a well maintained complex with lovely views of the valley, mountains and wildlife. Complex features include RV parking, a secured entrance that is gated, a long driveway a clubhouse, visitor parking and expansive greenspace. Maple Hills is a unique complex as it is nestled on a hill and offers a peaceful atmosphere. This is Chilliwack townhome living at it's best - Live at Maple Hills!

Amenities & Features

- ✓ Club House

Maintenance Fees Include

- ✓ Gardening
- ✓ Management
- ✓ Snow Removal

Location



Les Twarog

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