

BUILDING BROCHURE

COTTON RIDGE

45645 Knight Rd. · Sardis, BC V2R 0B1 · Sardis West Vedder Rd



Scan to view online



3 SOLD · 12 MO
\$320,000–\$410,000



Unit Mix

1 Bedroom

4 units
712 – 816 sf
from \$275,000

2 Bedroom

18 units
1,022 – 1,389 sf
from \$398,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$410,000	2 / 2ba	1022 sf	\$401	2026-07-15
\$320,000	1 / 1ba	739 sf	\$433	2026-06-19
\$334,900	1 / 1ba	712 sf	\$470	2026-06-08
\$450,000	2 / 2ba	1045 sf	\$431	2025-07-16

YEAR BUILT 2006	LEVELS 4	SUITES 54	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1844	MANAGEMENT Self Managed

Overview

Cotton Ridge - 45645 Knight Road, Chilliwack, BC V2R 3J7, BCS1844 - located in Sardis West Vedder Rd area of Sardis. Cotton Ridge is a 2 minute walk to Chilliwack Mall, Cottonwood Mall, Canada Safeway Limited, and walking trails. Close to transit, Real Canadian Superstore, Walmart, Starbucks, Sardis elementary School and Evans Elementary School. Easy access to Trans-Canada Hwy1. Close to specialty stores, novelty stores, restaurants, gas station. The restaurants in the neighbourhood are Cakes on Demand by Sharon, Ginko Chinese Food, Husky House, Quizno's Classic Subs, C-Lovers Fish and Chips, Vedder Sushi and Bay Leaf. The complex was built in 2006. It has frame-wood construction, full rain screen and four levels. There are 54 units in strata and in development. Cotton Ridge is an adult-oriented complex with age restriction of 19+. Two pets are allowed. Rentals are not permitted. Most homes offer 9' ceiling, large patio, in-suite laundry, good size living room, crown mouldings, laminate floors, storage, gas fireplace and a balcony. Some units have stainless steel appliances, walk-in closets and mountain views. The complex offers a guest suite, exercise room, secure underground parking and an elevator.

Crossroads are Vedder Road and Evans Road.

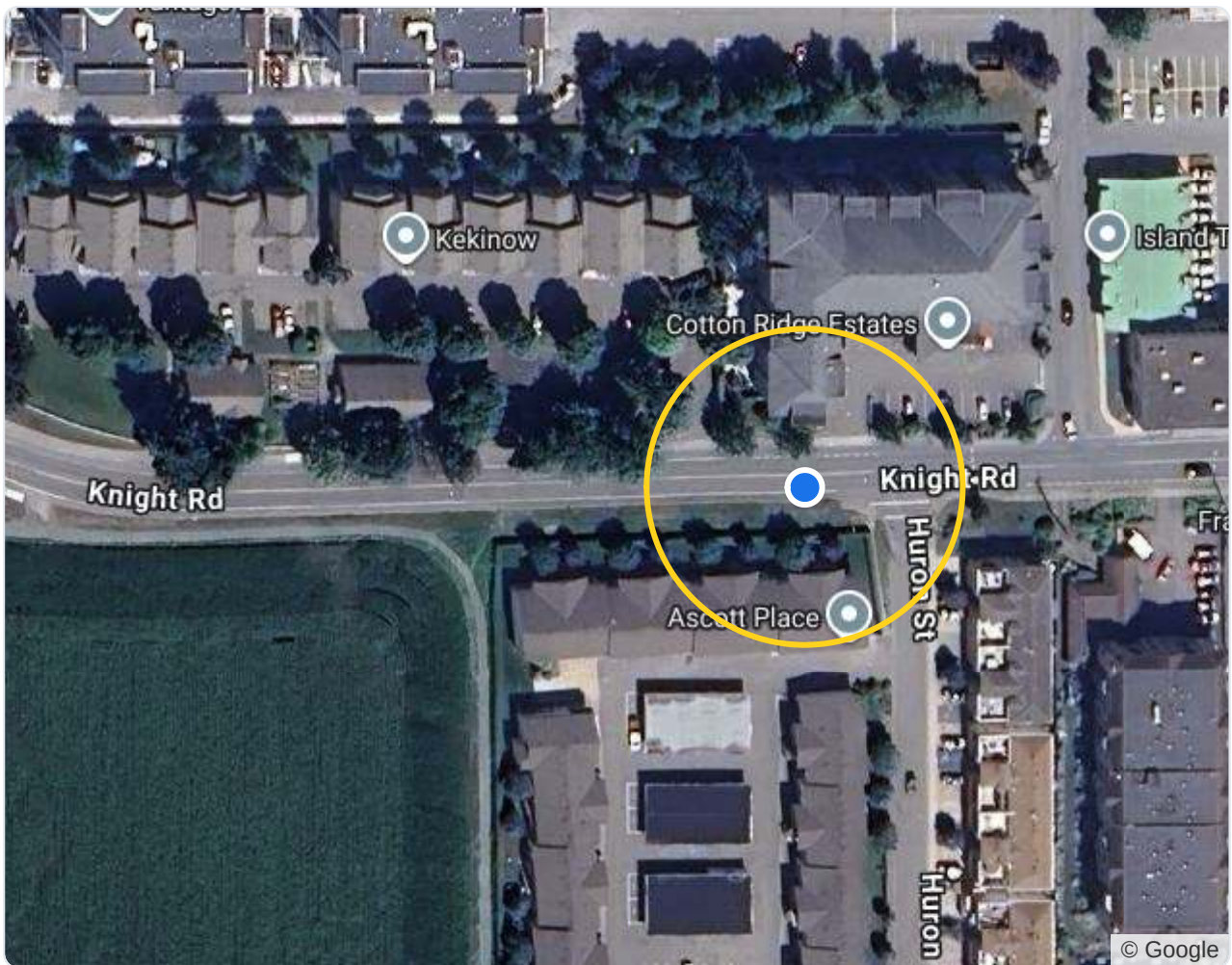
Amenities & Features

- ✓ Elevator
- ✓ Guest Suite
- ✓ Recreation Center
- ✓ Exercise Centre
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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