

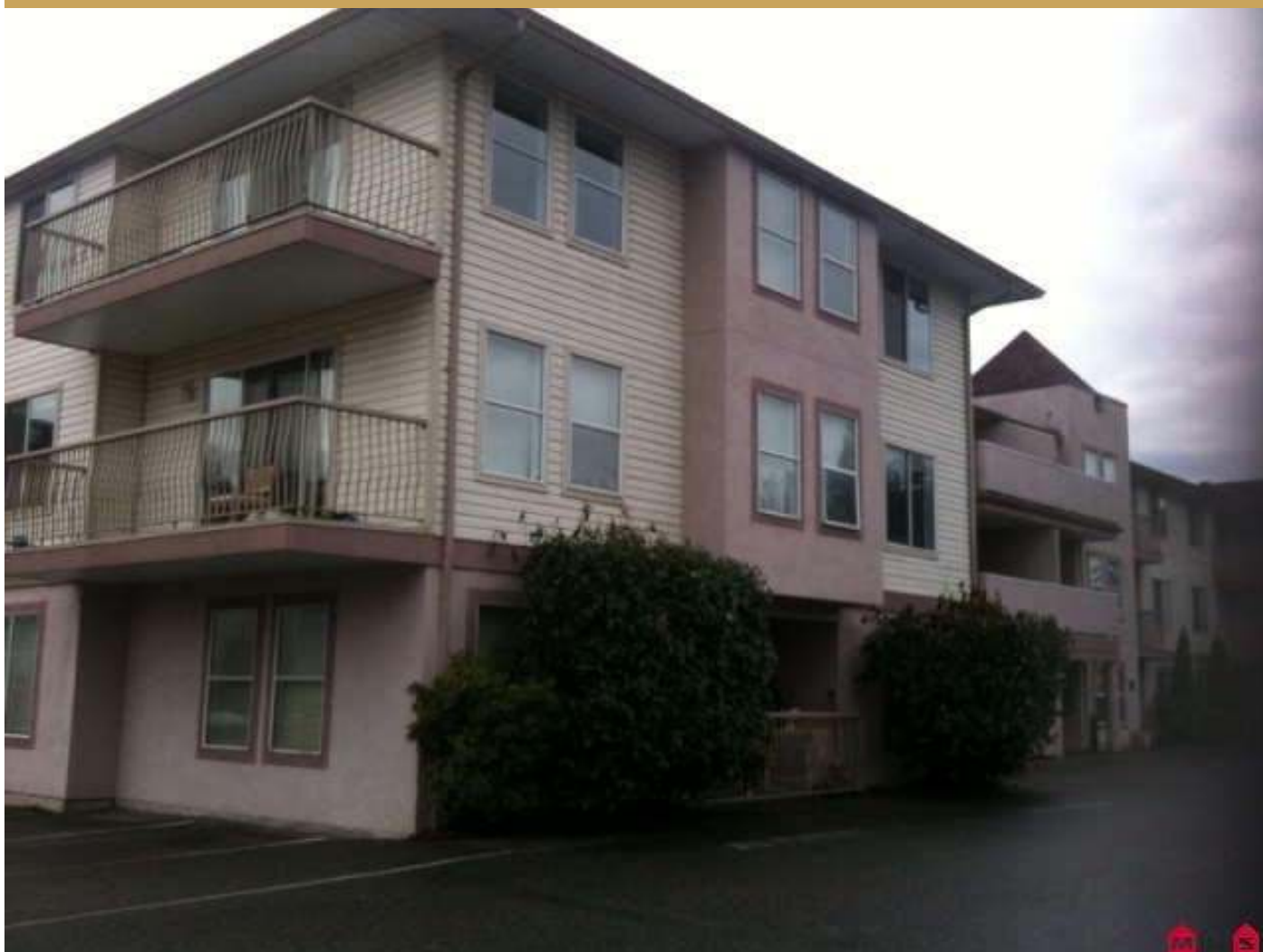
BUILDING BROCHURE

GLENDALE MANOR

45702 Watson Rd. · Sardis, BC V2R 4E2 · Vedder S Watson-Promontory



Scan to view online



1 FOR SALE
FROM \$269,900



Unit Mix

1 Bedroom 14 units 560 – 695 sf from \$235,000	2 Bedroom 8 units 842 – 1,020 sf from \$265,000	3 Bedroom 2 units 1,242 – 1,242 sf from \$452,500
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For Sale in Glendale Manor & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$269,900	1 / 1	560 sf	\$482	208 45702 WATSON ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$275,000	1 / 1ba	580 sf	\$474	2025-07-30
\$275,000	1 / 1ba	560 sf	\$491	2025-06-11
\$315,000	1 / 1ba	560 sf	\$563	2024-09-13
\$452,500	3 / 2ba	1242 sf	\$364	2024-08-17

Value & Financing

Price Positioning \$482 /sq ft Active listings here average \$482/sf vs \$435/sf across Vedder S Watson-Promontory. 11% above area average	Mortgage Snapshot \$1,293 /mo Entry price (from) \$269,900 20% down payment \$53,980 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1992	LEVELS 3	SUITES 39	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS112	MANAGEMENT Stratatech Consulting Ltd.

Overview

Glendale Manor - 45702 Watson Rd, Chilliwack, BC V2R 3E6, LMS112 - located in Vedder S Watson-Promontory. 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. Great location, only two blocks to Garrison Crossing. This complex is a few minutes from Hwy #1 via Eavans Rd. This complex was built in 1992. It has frame-wood construction. There are 39 units in development and in strata. The maintenance fee includes caretaker, garbage pickup, gardening, heat, hot water, management and snow removal. Cats are allowed, but no dogs. Rentals are permitted.

Crossroads are Vedder Rd and Tyson Rd

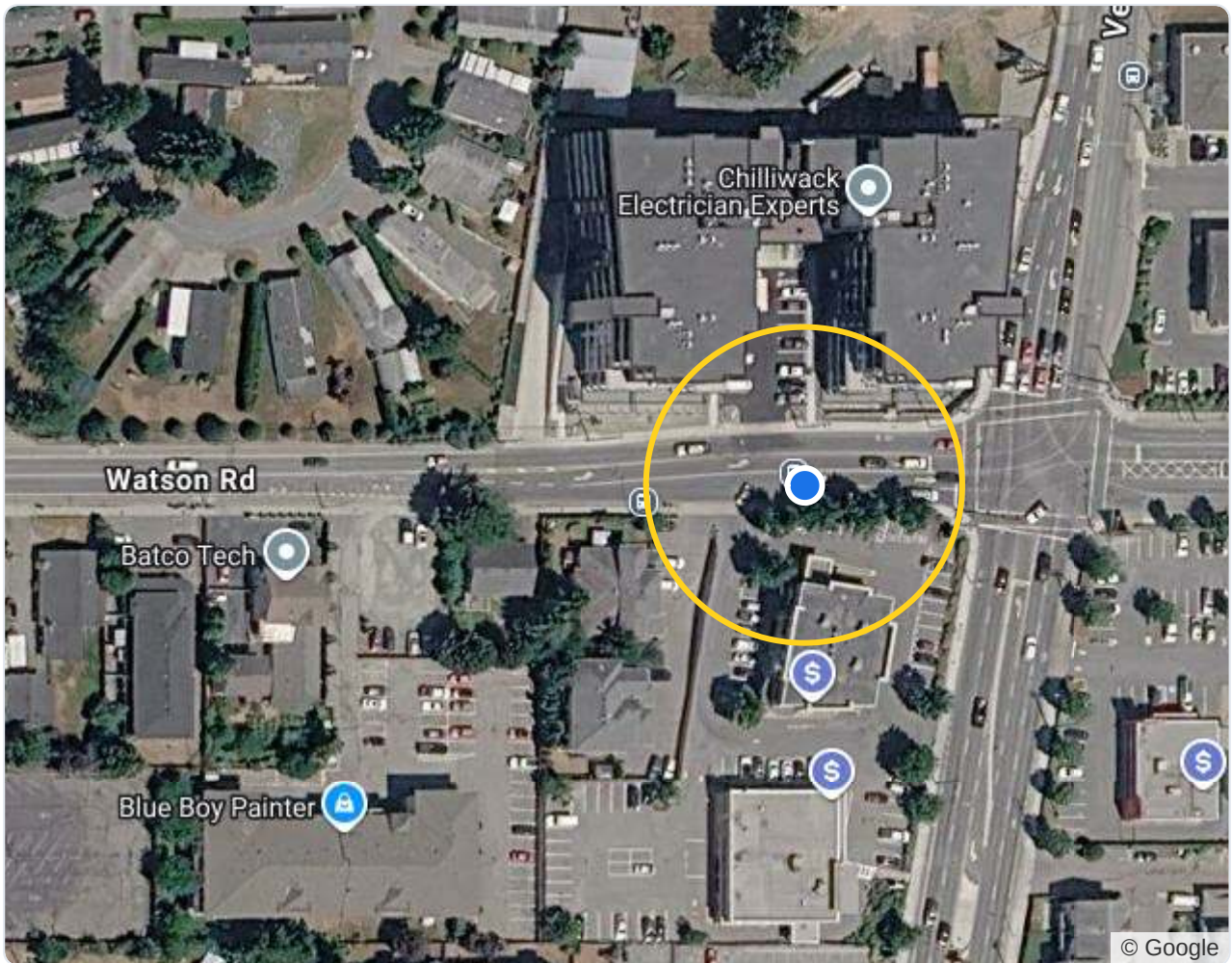
Amenities & Features

- | | |
|------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Storage | |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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