

BUILDING BROCHURE

HERON'S LANDING

44420 Sherry Dr. · Sardis, BC V2R 0R6 · Vedder S Watson-Promontory



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2 FOR SALE
FROM \$689,900

1 SOLD · 12 MO
\$713,000–\$713,000



Unit Mix

3 Bedroom

15 units

1,646 – 1,847 sf

from \$480,000

For Sale in Heron's Landing & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,900	3 / 3	1750 sf	\$400	2 44420 SHERRY DRIVE
\$689,900	3 / 3	1750 sf	\$394	18 44420 SHERRY DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$713,000	3 / 3ba	1646 sf	\$433	2025-10-21
\$715,000	3 / 3ba	1768 sf	\$404	2025-07-11
\$705,000	3 / 3ba	1788 sf	\$394	2025-05-05
\$700,000	3 / 3ba	1651 sf	\$424	2024-05-09

Value & Financing

Price Positioning

\$397 /sq ft

Active listings here average **\$397/sf** vs **\$477/sf** across Vedder S Watson-Promontory.

17% below area average

Mortgage Snapshot

\$3,304 /mo

Entry price (from)	\$689,900
20% down payment	\$137,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2010	SUITES 26	CONSTRUCTION Frame - Wood	EXTERIOR Vinyl
TITLE TO LAND Freehold Strata	STRATA PLAN EPS280	DEVELOPER Kingma Bros. Developments	

Overview

Heron's Landing - 44420 Sherry Drive, Chilliwack, BC V2R 2R6, Strata Plan No. EPS280, 3 levels, 26 townhomes, built 2010 - located at the corner of Webster Road and Keith Wilson Road in Chilliwack. Set against an enviable riverfront location, close to protected parks and green spaces, you will find Heron's Landing by Kingma Brothers Developments - 26 three-level townhouses in Chilliwack's Sardis Community.

This collection of three bedroom townhomes ranging roughly 1640 to 1,650-square-feet features urban renewal architecture. Thoughtful exteriors feature premium deep tint vinyl siding, exposed aggregate concrete double driveways, extensive wood/stone detailing and vinyl window with screens. Contemporary interior design boasts 9' ceilings, wrought iron railings in the stairwells, cozy natural gas fireplaces surrounded by modern tiled mantles, and gourmet kitchens with contemporary maple cabinetry, granite counters and sleek stainless steel appliances. Private yards and patios invite outdoor living and attached two car garages welcome residents of every home.

Offering residents an amenity-rich lifestyle within walking distance of all of lifes urban and natural conveniences, Heron's Landing homeowners will enjoy a dip or a paddle at Cultus Lake, picking up the kids at Mt Slesse Middle School, shopping at Garrison Crossing and other riverfront amenities. Heron's Landing is managed by Homelife Property 604-858-7368.

»

Amenities & Features

✓ None

Maintenance Fees Include

- | | |
|------------------|----------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Management | ✓ Snow Removal |

Location



Les Twarog

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