

BUILDING BROCHURE

KANAKA CREEK

11176 Gilker Hill Rd. · Maple Ridge, BC V2W 0G5 · Cottonwood MR



Scan to view online



2 FOR SALE
FROM \$790,000

2 SOLD · 12 MO
\$721,750-\$745,000


12-MO SOLD TREND
7.8

Unit Mix

3 Bedroom

18 units
1,371 – 1,877 sf
from \$565,000

4 Bedroom

15 units
2,053 – 2,239 sf
from \$672,000

For Sale in Kanaka Creek & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,000	3 / 2	1648 sf	\$485	16 11176 GILKER HILL ROAD
\$790,000	4 / 4	2168 sf	\$364	17 11176 GILKER HILL ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$721,750	3 / 2ba	1401 sf	\$515	2026-01-26
\$745,000	4 / 4ba	2065 sf	\$361	2026-01-23
\$759,000	3 / 2ba	1386 sf	\$548	2025-02-05
\$940,000	4 / 4ba	2065 sf	\$455	2024-10-03

Value & Financing

Price Positioning

\$425 /sq ft

Active listings here average \$425/sf vs \$556/sf across Cottonwood MR.

24% below area average

Mortgage Snapshot

\$3,784 /mo

Entry price (from) \$790,000

20% down payment \$158,000

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 2012	LEVELS 3	SUITES 51	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS4384	DEVELOPER Bluetree Homes
MANAGEMENT Associa			

Overview

Kanaka Creek - 11176 Gilker Hill Road, Maple Ridge, BC V2E 1V5, 3 levels, 51 townhomes, estimated completion 2012, crossing roads: Gilker Hill Road and Kanaka Way. Perched on a sun-drenched hillside with old growth trees and endless views of the Kanaka Creek parkland, you will find Kanaka Creek by Bluetree Homes - a family-friendly town home community set within Maple Ridge neighborhood. The project includes a fully landscaped grounds, an integrated children playground area and communal parkland plaza, and 51 three-storey townhomes ranging from 1,358 to 2,186 sq. ft.

This limited collection of three and four-bedroom town homes reflect timeless Craftsman-style architecture with wood accents, shingle work and decorative stone. Contemporary interiors feature 9' ceilings, Berber carpeting, warm laminate floorings, and gourmet kitchens with kitchen islands, laminate countertops, tile backsplash, sleek stainless steel appliances, and contemporary flat panel cabinets. Private yards and patios invite outdoor entertaining, and two parking spaces welcome residents of every home.

Kanaka Creek is adjacent to Kanaka Creek Elementary; across from the Kanaka Creek Regional Park; minutes to Golden Ears Mountain Park, London Drugs, Save-On-Foods, Valley Fair Mall, Port Haney Westcoast Express, Ridge Meadows College, Thomas Haney Secondary, Maple Ridge Secondary, and Pitt Meadows Golf Club; short drive to Ridge Meadows Hospital and Meadows Center; and easy access to the Lower Mainland and beyond via Lougheed Hwy.

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Amenities & Features

✓ Playground

Maintenance Fees Include

✓ Garbage Pickup

✓ Management

✓ Gardening

✓ Snow Removal

Location



Les Twarog

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