

SERENITY PARK

45545 Tamihi Way · Sardis, BC V2R 0G2 · Vedder S Watson-Promontory



Scan to view online



3 FOR SALE
FROM \$799,900

1 SOLD · 12 MO
\$842,000-\$842,000



Unit Mix

3 Bedroom
5 units
1,952 – 2,588 sf
from \$775,000

4 Bedroom
19 units
1,952 – 2,630 sf
from \$551,500

5 Bedroom
3 units
1,907 – 2,574 sf
from \$720,000

For Sale in Serenity Park & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$850,900	4 / 4	2588 sf	\$329	20 45545 TAMIHI WAY
\$849,000	4 / 4	2502 sf	\$339	35 45545 TAMIHI WAY
\$799,900	4 / 4	2355 sf	\$340	38 45545 TAMIHI WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$842,000	5 / 4ba	2574 sf	\$327	2026-03-17
\$760,000	4 / 4ba	1952 sf	\$389	2025-06-11
\$720,000	5 / 4ba	2091 sf	\$344	2025-06-01
\$880,000	3 / 4ba	2588 sf	\$340	2025-05-06

Value & Financing

Price Positioning

\$336 /sq ft

Active listings here average **\$336/sf** vs **\$431/sf** across Vedder S Watson-Promontory.

22% below area average

Mortgage Snapshot

\$3,831 /mo

Entry price (from)	\$799,900
20% down payment	\$159,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2006	LEVELS 2	SUITES 60	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2020	DEVELOPER Canada Lands Company
MANAGEMENT Homelife Advantage Realty Ltd.			

Overview

Serenity Park at Garrison Crossing - 45545 Tamihi Way, Chilliwack, BC, V2R 0G2, BCS2020 - located in Vedder S Watson-Promontory area of Sardis. Serenity Park is close to Cheam Leisure

Centre, shopping, Save-on-Foods, Zest Farm Products, Royal Bank, Pharmasave and Canadian Forces Base Chilliwack. Chilliwack School, Vedder Elementary School, Mt. Slesse Middle School and Promontory Heights elementary School are in the neighbourhood. Easy access to freeway and minutes to Cultus Lake. This complex was built in 2007 by Canada Lands Company. Garrison Crossing is an award winning community in south Chilliwack. It combines the best in residential living with local shopping and other amenities. This 153-acre site, featuring over 1,700 units, is modeled on the principles of "new urbanism" and offers a number of different housing types to suit a variety of income levels and lifestyles. Trees, natural features, exceptional homes and Garrison Village, an exciting new retail development, make Garrison Crossing one of Canada's most innovative real estate developments and one of the best residential neighbourhoods to live in BC's Fraser Valley. Serenity Park offers 60 duplex townhouses of two levels with frame-wood construction. All homes feature cozy living rooms with gas fireplaces, stylish kitchens with maple shaker cabinetry, designer lighting and colour schemes to chose from. At Serenity, you will find spacious floor plans with 9' ceilings on th main floor. Some of the features are a 17' vaulted ceiling in the foyer, full basement, stainless steel appliances, granite countertops, air conditioning, crown moulding and double garage.

Crossroads are Vedder Road and Keith Wilson Road.

Amenities & Features

✓ None

Maintenance Fees Include

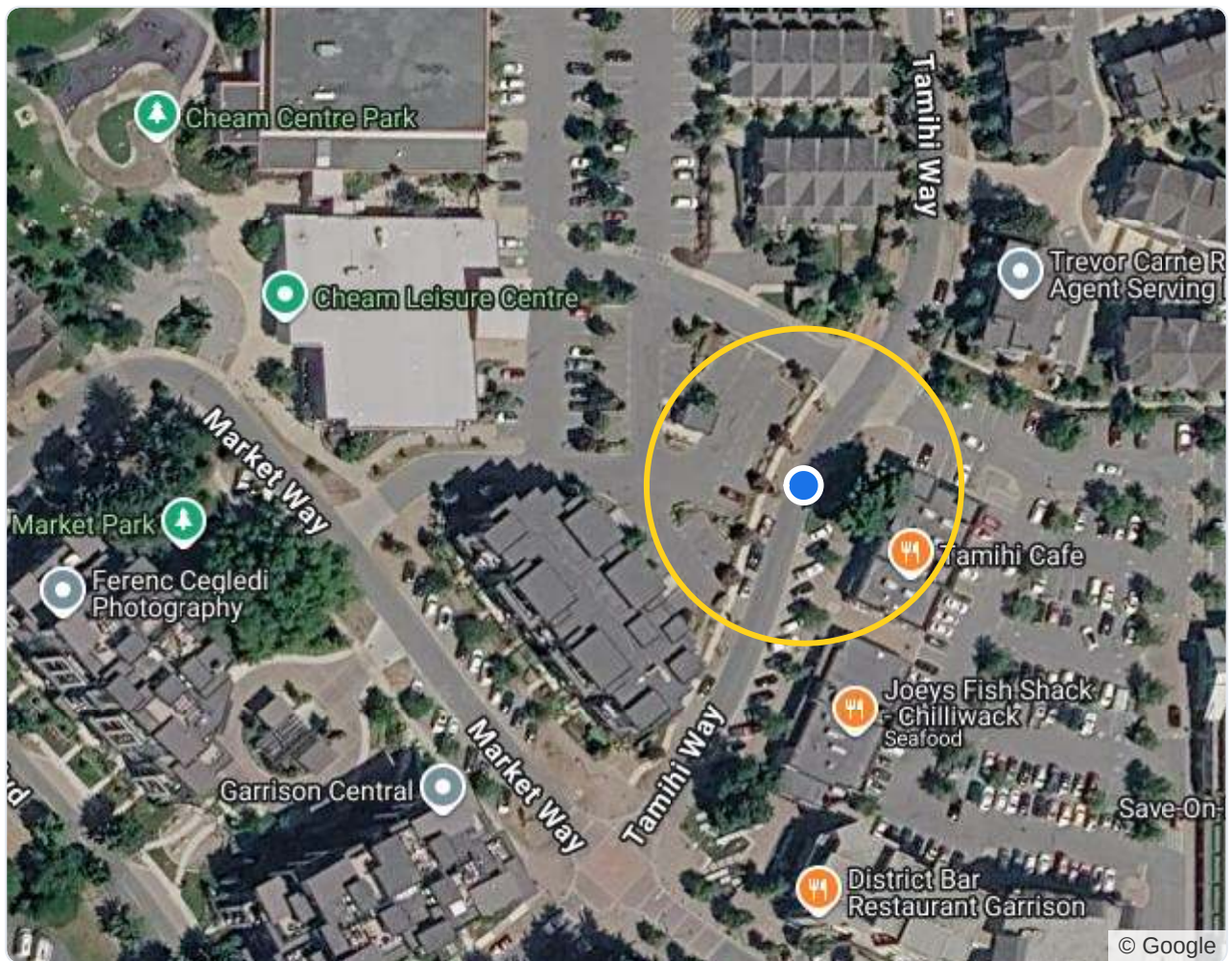
✓ Gardening

✓ Other

✓ Management

✓ Snow Removal

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing
scan or call