

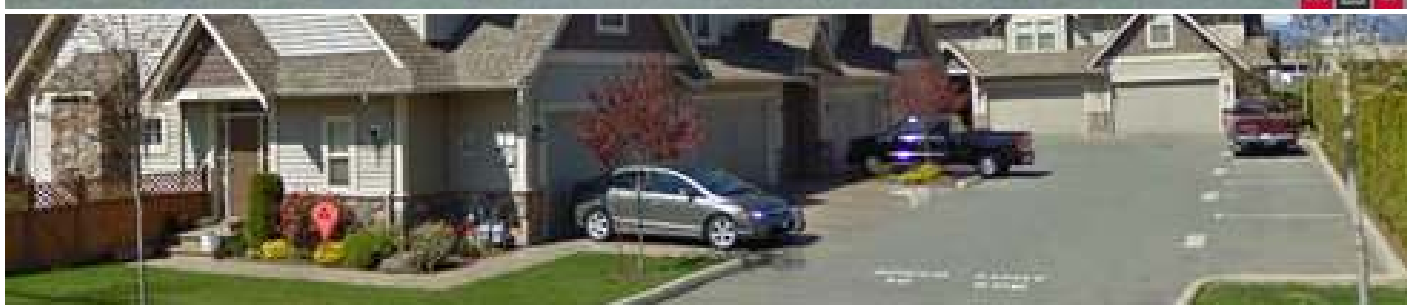
BUILDING BROCHURE

SOUTHFIELD

45377 South Sumas Rd. · Sardis, BC V2R 1R8 · Sardis West Vedder Rd



Scan to view online



1 FOR SALE
FROM \$729,900

12-MO SOLD TREND
30.4

Unit Mix

3 Bedroom

2 units
2,109 – 2,204 sf
from \$665,000

4 Bedroom

2 units
2,066 – 2,071 sf
from \$510,000

For Sale in Southfield & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$729,900	3 / 4	2204 sf	\$331	5 45377 SOUTH SUMAS ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$665,000	3 / 4ba	2109 sf	\$315	2025-04-06
\$654,900	4 / 4ba	2071 sf	\$316	2024-02-12
\$510,000	4 / 3ba	2066 sf	\$247	2020-10-05

Value & Financing

Price Positioning

\$331 /sq ft

Active listings here average \$331/sf vs \$429/sf across Sardis West Vedder Rd.

23% below area average

Mortgage Snapshot

\$3,496 /mo

Entry price (from)	\$729,900
20% down payment	\$145,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2004	LEVELS 2	SUITES 8	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1030	MANAGEMENT Self Managed

Overview

Southfield - 45377 South Sumas Road, Chilliwack, BC V2R 1R8, BCS1030 - located in Sardis West Vedder Rd area, just steps to Vedder Middle school. Watson Elementary, Flemings Coner Store, Wanetas Hairloom, Mt Slesse Middle School, Watson Glen Skatepark, Chilliwack Minor

Crossroads are Tyson Rd and Vedder Road.

✓ None

- ✓ Garbage Pickup

- ✓ Gardening

A satellite map of a residential area in Sumas, WA. A yellow circle highlights a specific location on S Sumas Rd. A blue dot is placed on the road within the circle. A white dot with a green outline is located near the intersection of S Sumas Rd and Edson Dr, labeled 'R & C Refrigeration & A/C'. Other labels include 'Reid Rd', 'Edson Dr', 'Chilliv Department', and '© Google'.



Les Twarog

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