

BUILDING BROCHURE

THE SAPPHIRE

7685 Amber Dr. · Sardis, BC V2R 3P3 · Sardis West Vedder Rd



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3 FOR SALE
FROM \$339,900

2 SOLD · 12 MO
\$376,000–\$380,000



Unit Mix

1 Bedroom

3 units
922 – 968 sf
from \$309,000

2 Bedroom

20 units
1,128 – 1,577 sf
from \$315,000

For Sale in The Sapphire & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$414,900	2 / 2	1128 sf	\$368	112 7685 AMBER DRIVE
\$395,000	2 / 2	1188 sf	\$332	117 7685 AMBER DRIVE
\$339,900	1 / 1	968 sf	\$351	217 7685 AMBER DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$376,000	2 / 2ba	1208 sf	\$311	2025-12-25
\$380,000	2 / 2ba	1153 sf	\$330	2025-12-03
\$400,000	2 / 2ba	1167 sf	\$343	2025-07-19
\$439,000	2 / 2ba	1209 sf	\$363	2025-06-14

Value & Financing

Price Positioning

\$350 /sq ft

Active listings here average **\$350/sf** vs **\$402/sf** across Sardis West Vedder Rd.

13% below area average

Mortgage Snapshot

\$1,628 /mo

Entry price (from) **\$339,900**

20% down payment **\$67,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1993	LEVELS 3	SUITES 49	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS803	

Overview

The Sapphire - 7685 Amber Dr, Chilliwack, BC V2R 3S9, LMS803 - located in Sardis West Vedder Rd area of Sardis. This is a perfect location, close to everything - shopping, medical services, theatres, restaurants and transit. Have a great dinner with your friends and family at Boston pizza, Seven sushi, Taco Bell or Quiznos that are minutes away from the complex. Enjoy your shopping at Cottonwood Mall, buy your groceries at Canada Safeway or at Real Canadian Superstore that are in the neighbourhood. An easy access to Hwy 1. The Sapphire was built in 1993. It has frame-wood construction, three levels. This is 19+ complex. There are 49 units in strata and in development. The maintenance fee includes caretaker, garbage pickup, gardening, hot water and management. Pets are not allowed. Rentals are not permitted. Most units feature 2 bedrooms, 2 bathrooms, storage, in-suite laundry and beautiful mountain views. There is a guest suite for your overnight visitors and a recreation room with a kitchen for you to entertain guests and family. The complex has secure underground parking.

Crossroads are Luckakuck Way and Vedder Rd

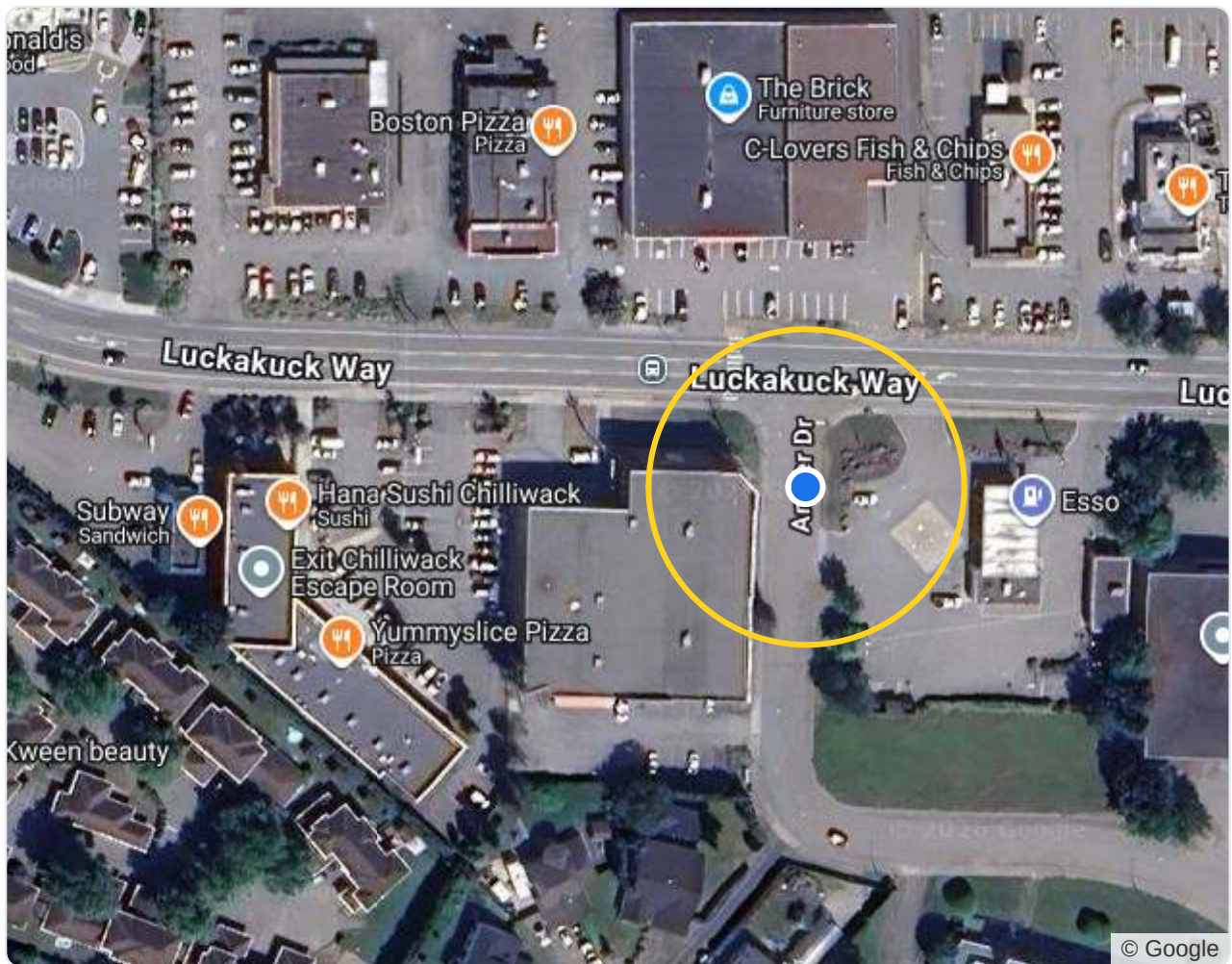
Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ Guest Suite | ✓ In Suite Laundry |
| ✓ Recreation Center | ✓ Storage |

Maintenance Fees Include

- | | |
|-----------------------|----------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Heat |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | ✓ Snow Removal |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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