

BUILDING BROCHURE

WESTWIND

45222 Watson Rd. · Sardis, BC V2R 3J4 · Vedder S Watson-Promontory



Scan to view online



1 FOR SALE
FROM \$285,000

4 SOLD · 12 MO
\$295,000–\$370,000



Unit Mix

1 Bedroom

2 units
764 – 775 sf
from \$228,000

2 Bedroom

19 units
918 – 1,034 sf
from \$265,000

For Sale in Westwind & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$285,000	2 / 1	936 sf	\$304	306 45222 WATSON ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$320,000	2 / 2ba	994 sf	\$322	2026-07-19
\$295,000	2 / 1ba	943 sf	\$313	2026-06-12
\$370,000	2 / 2ba	1017 sf	\$364	2025-12-07
\$362,500	2 / 2ba	1034 sf	\$351	2025-11-24

Value & Financing

Price Positioning

\$304 /sq ft

Active listings here average **\$304/sf** vs **\$437/sf** across Vedder S Watson-Promontory.

30% below area average

Mortgage Snapshot

\$1,365 /mo

Entry price (from) **\$285,000**

20% down payment **\$57,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 3	SUITES 37	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1164	MANAGEMENT Self Managed

Overview

Westwind - 45222 Watson Rd, Chilliwack, BC V2R 3J4, LMS1164 - locatedd in Vedder S Watson-Promontory area of Sardis, just steps from Watson Elementary. Flemings Coner Store, Wanetas

Hairloom, Mt Slesse Middle School, Watson Glen Skatepark, Chilliwack Minor Hockey Association, University of the Fraser Valley, Terbara Hair Care, Save On Foods, Shoppers Drug Mart, different banks are in the neighbourhood. If you want to have your dinner out, you can enjoy it at Panago Pizza, Moonlily, Jackson's Steak House, Maru Sushi or Domino's Pizza that are minutes from the Westwind. This complex is a few minutes from Hwy #1 via Evans Rd. The Westwind was built in 1994. It has frame-wod construction. There are 37 units in strata and in development. The roof and gutter were replaced last year. It is highly desirable and well maintained complex, problem free with proactive councils. The maintenance fee includes garbage pickup, gardening and management. One cat is allowed, but no dogs. Rentals are permitted. Most homes feature oversized rooms and lots of in-suite storage.

Crossroads are Tyson Rd and Vedder Rd

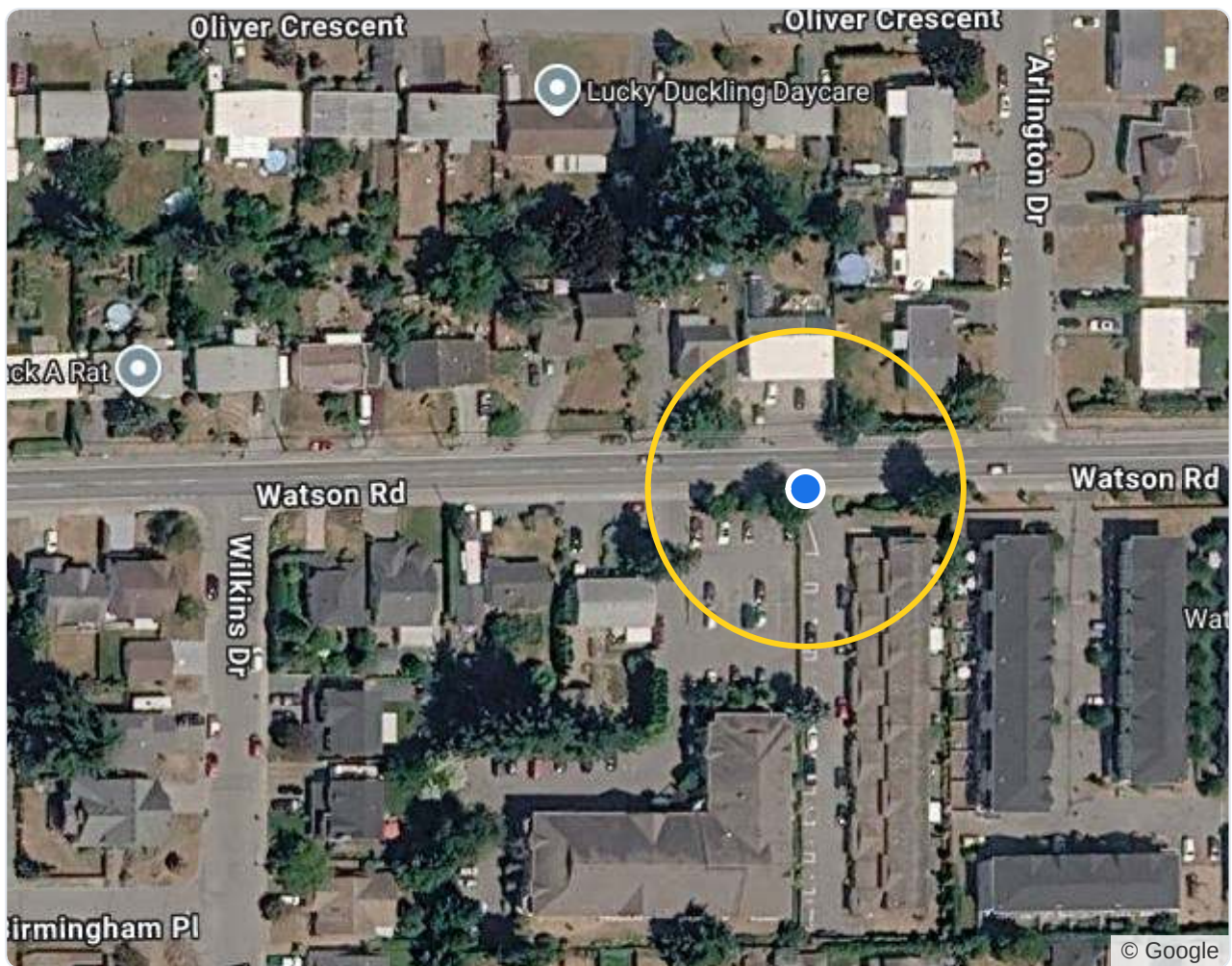
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



Book a Viewing
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