

BUILDING BROCHURE

# PARC RIVIERA – 10119 RIVER BUILDING

10119 River Dr. · Richmond, BC V6X 0K8 · Bridgeport RI



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**2** FOR SALE  
FROM \$729,900

**4** SOLD · 12 MO  
\$690,000–\$901,000



## Unit Mix

### 2 Bedroom

11 units  
1,030 – 1,188 sf  
**from \$702,000**

### 3 Bedroom

23 units  
1,099 – 1,251 sf  
**from \$690,000**

# For Sale in Parc Riviera - 10119 River Building & Complex

2 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS       |
|-----------|--------------|---------|-------|----------------------|
| \$849,000 | 3 / 3        | 1191 sf | \$713 | 43 10133 RIVER DRIVE |
| \$729,900 | 3 / 2        | 1116 sf | \$654 | 24 10133 RIVER DRIVE |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$690,000  | 3 / 2ba | 1116 sf | \$618 | 2026-07-13 |
| \$850,000  | 3 / 3ba | 1238 sf | \$687 | 2026-06-15 |
| \$901,000  | 3 / 2ba | 1219 sf | \$739 | 2026-05-13 |
| \$895,000  | 2 / 3ba | 1188 sf | \$753 | 2025-10-17 |

## Value & Financing

### Price Positioning

**\$683** /sq ft

Active listings here average **\$683/sf** vs **\$925/sf** across Bridgeport RI.

26% 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<br><b>2013</b>             | LEVELS<br><b>2</b>                      | SUITES<br><b>50</b>                            | CONSTRUCTION<br><b>Frame - Wood</b>         |
| EXTERIOR<br><b>Mixed</b>              | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>EPS1620</b>                  | DEVELOPER<br><b>Oris Consulting Limited</b> |
| ARCHITECT<br><b>Cotter Architects</b> |                                         | MANAGEMENT<br><b>First Service Residential</b> |                                             |

## Overview

Parc Riviera - 10119 River Drive, Richmond, BC V6X 0K8, Canada. Strata plan number BCP49352. Crossroads are No. 4 Road and McLennan Avenue. Parc Riviera townhomes features 50, 2-storey units. Built in 2013. Developed by Oris Consulting Ltd. and DAVA Developments. Architecture by Cotter Architects. Interior design by Area 3 Designs. Featuring spectacular North

Shore mountains and riverside views, this urban village will boast 20-acre masterplan community, 5-acres of parks and gardens, 4000 feet of riverfront dyke trails, clubhouse, a 5,500 sq. ft. daycare center, tennis court, restaurants and retail boutiques. Exquisite landscaping, cobblestone mews, and graceful water features surround the public plaza that is the heart of Parc Riviera Village. Nearby parks include Park Site on Shaughnessy Street, Talmey Neighborhood School Park and Ash Park. Nearby schools include Robert J Tait Elementary, Talmey Elementary, Tomsett Elementary and Cambie Secondary. The closest grocery stores are Fujiya Japanese Foods, Fujiya Japanese Foods and Acme Grocery Store. Nearby coffee shops include Tim Hortons, Deane & Co/Metal Prep Specialist and River Road Cafe. Nearby restaurants include Riverside Cafe, Dai Jang Kum and quiznos sub. Maintenance fees includes Gardening, Garbage Pickup, Gas, Management, and Recreation Facility.

Other buildings in complex are 10133 RIVER DRIVE, 10155 RIVER DRIVE, 10011 RIVER DRIVE, 10033 RIVER DRIVE and 10111 RIVER DRIVE.

## Amenities & Features

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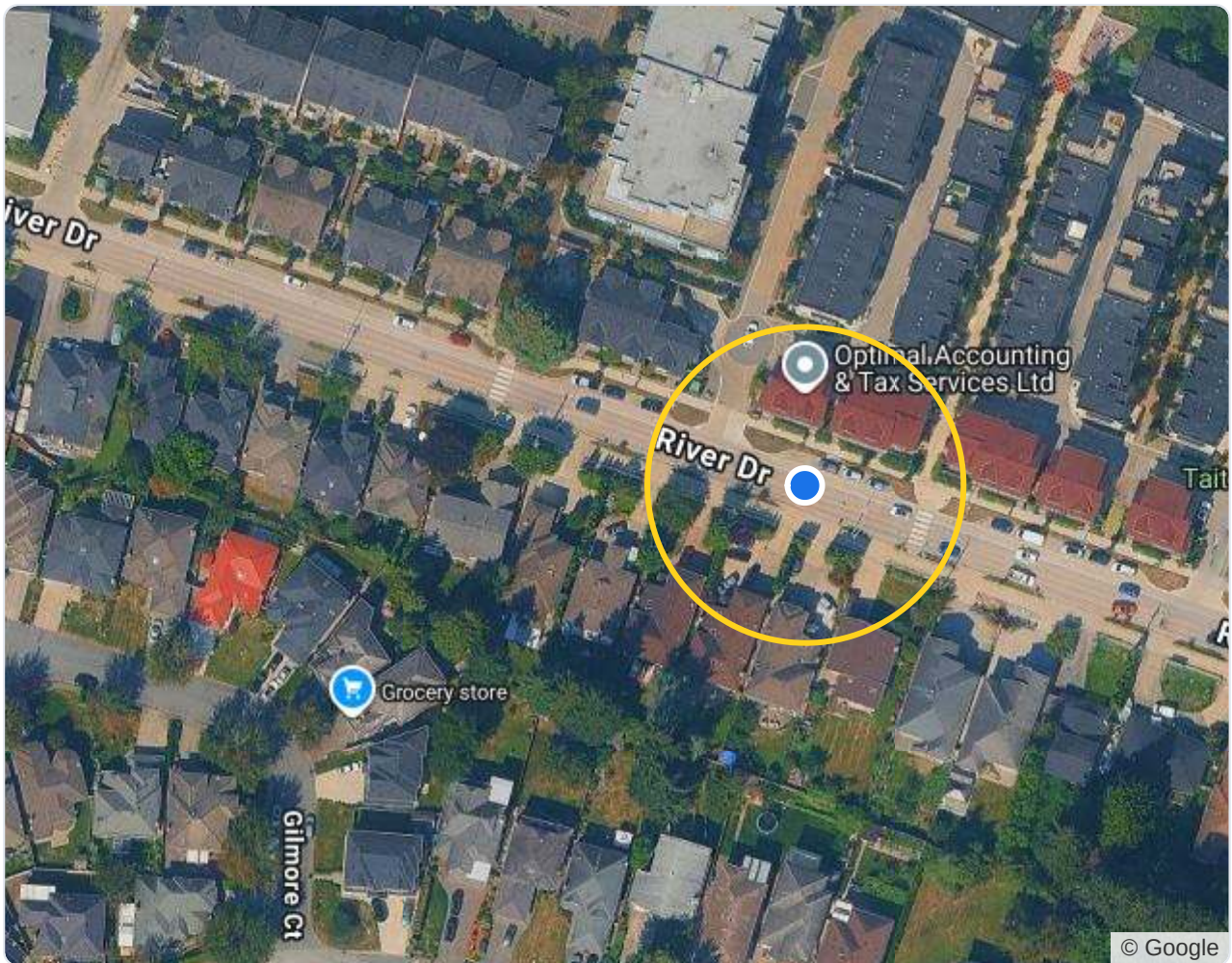
- |                     |                     |
|---------------------|---------------------|
| ✓ Air Cond./central | ✓ Club House        |
| ✓ Exercise Centre   | ✓ Playground        |
| ✓ Pool; Indoor      | ✓ Swirlpool/hot Tub |

## Maintenance Fees Include

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- |                       |              |
|-----------------------|--------------|
| ✓ Garbage Pickup      | ✓ Gardening  |
| ✓ Gas                 | ✓ Management |
| ✓ Recreation Facility |              |

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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



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