

BUILDING BROCHURE

SPRINGFIELD II - 10840 SPRINGMONT BUILDING

10840 Springmont Dr. · Richmond, BC V7E 3S5 · Steveston North



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1 FOR SALE
FROM \$799,999

12-MO SOLD TREND
26.9

Unit Mix

3 Bedroom

6 units

1,345 – 1,409 sf

from \$775,000

For Sale in Springfield II - 10840 Springmont Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,999	3 / 2	1409 sf	\$568	23 10840 SPRINGMONT DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$990,000	3 / 3ba	1362 sf	\$727	2024-05-12
\$970,000	3 / 2ba	1395 sf	\$695	2024-04-22
\$775,000	3 / 2ba	1346 sf	\$576	2023-11-05
\$955,000	3 / 2ba	1345 sf	\$710	2023-03-27

Value & Financing

Price Positioning

\$568 /sq ft

Active listings here average **\$568/sf** vs **\$780/sf** across Steveston North.

27% below area average

Mortgage Snapshot

\$3,831 /mo

Entry price (from) **\$799,999**

20% down payment **\$160,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1972	LEVELS 2	SUITES 32	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS60	MANAGEMENT Ee Management Corp.

Overview

Springfield II-10840 Springmont Drive, Richmond, BC V7E 3S5, NWS60. It is located on Springmont Drive at Springhill Crescent. This 2 level complex features 32 units and was built in 1972. It is a multiple address complex that includes units at 10800, 10820, 10840 Springmont Drive. It is a well-run complex with low maintenance fees, 2 car parking stalls at the front. Most of the units are very spacious and bright with large living room and ample size master bedroom with balcony, loads of storage and playground. You can relax on cold winter days in front of your modern fireplace or step outside to your fenced backyard oasis and entertain your friends and

family on the large deck. Take along leisure walks on the dyke, or have a fun day out at Gary Point or shop in Steveston Village, which are all minutes away. Convenient location and close to Seafair Mall, Steveston Village stores, dyke, public transit, Manoah Steves Elementary, Hugh Boyd Secondary School, John G Diefenbaker Elementary, James Gilmore Elementary, Beth Tikvah Congregation & Centre, St. Joseph the Worker School, West Richmond Community Centre that has a soccer field, Countryside Recreation Centre. Crossroads: Williams Road and No. 1 Road.

Amenities & Features

✓ None

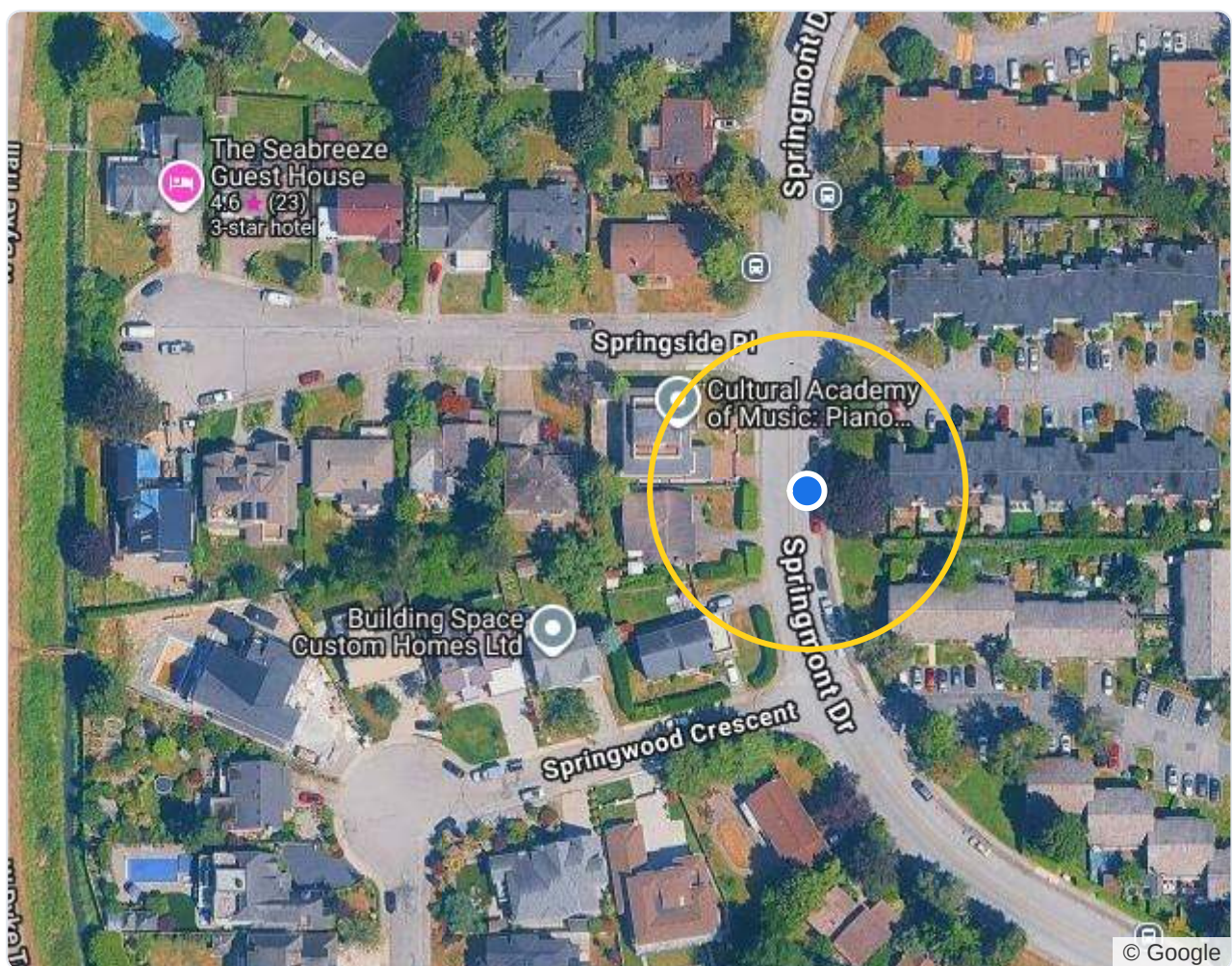
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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