

BUILDING BROCHURE

# DANIELS MANOR

11240 Daniels Rd. · Richmond, BC V6X 1M6 · East Cambie



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**1** FOR SALE  
FROM \$539,000

**3** SOLD · 12 MO  
\$347,500–\$540,000



## Unit Mix

### 1 Bedroom

14 units  
750 – 832 sf  
**from \$347,500**

### 2 Bedroom

5 units  
1,029 – 1,277 sf  
**from \$468,000**

# For Sale in Daniels Manor & Complex

1 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS         |
|-----------|--------------|---------|-------|------------------------|
| \$539,000 | 2 / 2        | 1050 sf | \$513 | 208 11240 DANIELS ROAD |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$347,500  | 1 / 1ba | 794 sf  | \$438 | 2026-04-27 |
| \$488,000  | 2 / 2ba | 1045 sf | \$467 | 2026-03-01 |
| \$540,000  | 2 / 2ba | 1045 sf | \$517 | 2025-11-19 |
| \$460,000  | 1 / 1ba | 832 sf  | \$553 | 2024-01-06 |

## Value & Financing

### Price Positioning

**\$513** /sq ft

Active listings here average **\$513/sf** vs **\$745/sf** across East Cambie.

31% below area average

### Mortgage Snapshot

**\$2,581** /mo

|                     |               |
|---------------------|---------------|
| Entry price (from)  | \$539,000     |
| 20% down payment    | \$107,800     |
| Rate / amortization | 5.24% · 25 yr |

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

|                           |                                         |                               |                                                    |
|---------------------------|-----------------------------------------|-------------------------------|----------------------------------------------------|
| YEAR BUILT<br><b>1979</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>48</b>           | CONSTRUCTION<br><b>Frame - Wood</b>                |
| EXTERIOR<br><b>Stucco</b> | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS1067</b> | MANAGEMENT<br><b>Bower Property Management Inc</b> |

## Overview

Daniels Manor-11240 Daniels Road, Richmond, BC V6X 1M6, NWS1067. This 3 level adult oriented (19+) complex has 48 units in Strata and was built in 1979. Located in the East Cambie neighborhood of Richmond, near the crossroads of Cambie Road and Shell Road. It features vaulted ceilings, large bedroom, 1 parking and 1 storage locker plus plenty of closet space. Some units offer views to the north shore mountains. Maintenance fee includes heat and hot water. This is a convenient location that is close to transit, Cambie Secondary, Mitchell Elementary, Shoppers Drug Mart, Costco, golf courses, Richmond Centre, restaurants, parks, recreation and more! Direct

access to major transportation routes including Knight and Oak Street bridge allows an easy commute to surrounding destinations. Complex is located directly across the street from a park and only blocks from shopping, banking and restaurants. Commuters have easy access to the Oak Street bridge and the Knight Street bridge.

## Amenities & Features

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- ✓ Elevator
- ✓ Sauna/steam Room
- ✓ Storage
- ✓ Recreation Center
- ✓ Shared Laundry

## Maintenance Fees Include

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- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Gardening
- ✓ Management

## Location

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## Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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