

BUILDING BROCHURE

THE RODERICK

12088 3rd Ave. · Richmond, BC V7E 0C3 · Steveston Village



Scan to view online





1 FOR SALE
FROM \$1,238,800

12-MO SOLD TREND
33.1

Unit Mix

2 Bedroom

2 units
1,311 – 1,435 sf
from \$1,349,900

3 Bedroom

14 units
1,294 – 2,534 sf
from \$999,900

4 Bedroom

2 units
1,588 – 1,589 sf
from \$1,499,900

For Sale in The Roderick & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,238,800	3 / 2	1431 sf	\$866	209 12088 3RD AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,610,000	3 / 2ba	1304 sf	\$1,235	2023-08-02
\$1,525,000	3 / 2ba	1304 sf	\$1,169	2023-02-03
\$1,599,000	3 / 2ba	1304 sf	\$1,226	2022-04-17
\$1,740,000	4 / 3ba	1588 sf	\$1,096	2022-03-25

Value & Financing

Price Positioning

\$866 /sq ft

Active listings here average \$866/sf vs \$1182/sf across Steveston Village.

27% below area average

Mortgage Snapshot

\$5,933 /mo

Entry price (from)	\$1,238,800
20% down payment	\$247,760
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2020	LEVELS 3	SUITES 32	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Nonstrata	STRATA PLAN EPS6492	DEVELOPER Platform Properties
ARCHITECT Zgf Cotter Architects		MANAGEMENT Tribe Management Inc.	

Overview

The Roderick - 12088 3rd Avenue, Richmond, BC V7E 0C3, Canada. Strata Plan EPS6492. Crossroads are Moncton Street, Chatham Street and Third Avenue. 3-storey. Sizes start at 1423 square feet. Developed by Platform Properties.

The Roderick in Steveston Village, 32 large, luxurious homes set amidst the relaxed resort-style charm of the historic fishing village of steveston. Located in the heart of Steveston Village just steps to coffee shops, restaurants, shopping, trails, Steveston Community Centre, and home home to an impressive, new Save-On-Foods.

Amenities & Features

- ✓ Air Cond./central
- ✓ Elevator
- ✓ Garden
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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