

BUILDING BROCHURE

SAUSALITO - 12331 MCNEELY BUILDING

12331 Mcneely Dr. · Richmond, BC V6V 2S3 · East Cambie



Scan to view online



2 FOR SALE
FROM \$769,900

3 SOLD · 12 MO
\$785,000-\$1,040,000


12-MO SOLD TREND
-2.2

Unit Mix

2 Bedroom 6 units 1,047 – 1,373 sf from \$635,000	3 Bedroom 14 units 1,200 – 1,575 sf from \$680,000	4 Bedroom 4 units 1,481 – 1,547 sf from \$950,100
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For Sale in Sausalito - 12331 Mcneely Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,000	2 / 2	1211 sf	\$660	47 12311 MCNEELY DRIVE
\$769,900	2 / 2	1047 sf	\$735	48 12311 MCNEELY DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$785,000	3 / 3ba	1452 sf	\$541	2026-05-04
\$955,000	3 / 2ba	1448 sf	\$660	2026-03-23
\$1,040,000	4 / 3ba	1482 sf	\$702	2025-11-05
\$938,000	3 / 2ba	1575 sf	\$596	2025-08-26

Value & Financing

Price Positioning \$698 /sq ft Active listings here average \$698/sf vs \$740/sf across East Cambie. 6% below area average	Mortgage Snapshot \$3,687 /mo Entry price (from) \$769,900 20% down payment \$153,980 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1994	LEVELS 3	SUITES 114	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1174	MANAGEMENT Alliance Real Estate Group Inc

Overview

Sausalito - 12331 McNeely Drive, Richmond, V6V 2S3. Strata No: LMS1174, 3 levels, built in 1994. This complex features 114 townhouse units with 54 units at 12311 McNeely Drive and 60 units at 12331 McNeely Drive. Located in the East Cambie neighborhood of Richmond, near the crossroads of McNeely Drive and Jack Bell Drive. Secure, gated complex built by Polygon. Fully rainscreened complex with asphalt roofing and vinyl exterior finishing. It features double-car garage private, fenced backyard, gym, hot tub, lounge, in suite laundry, lush garden, gas fireplace, low strata fee and security systems. Complex is located walking distance to McNeely Elementary, Cambie Secondary School, recreation centre, King George park, Shopper's Drug Mart, coffee shops, recreation, Auto Mall, Cambie Community Centre, medical services, elementary and high schools, churches and more! Commuters have easy access to the Oak Street bridge and Knight Street bridge.

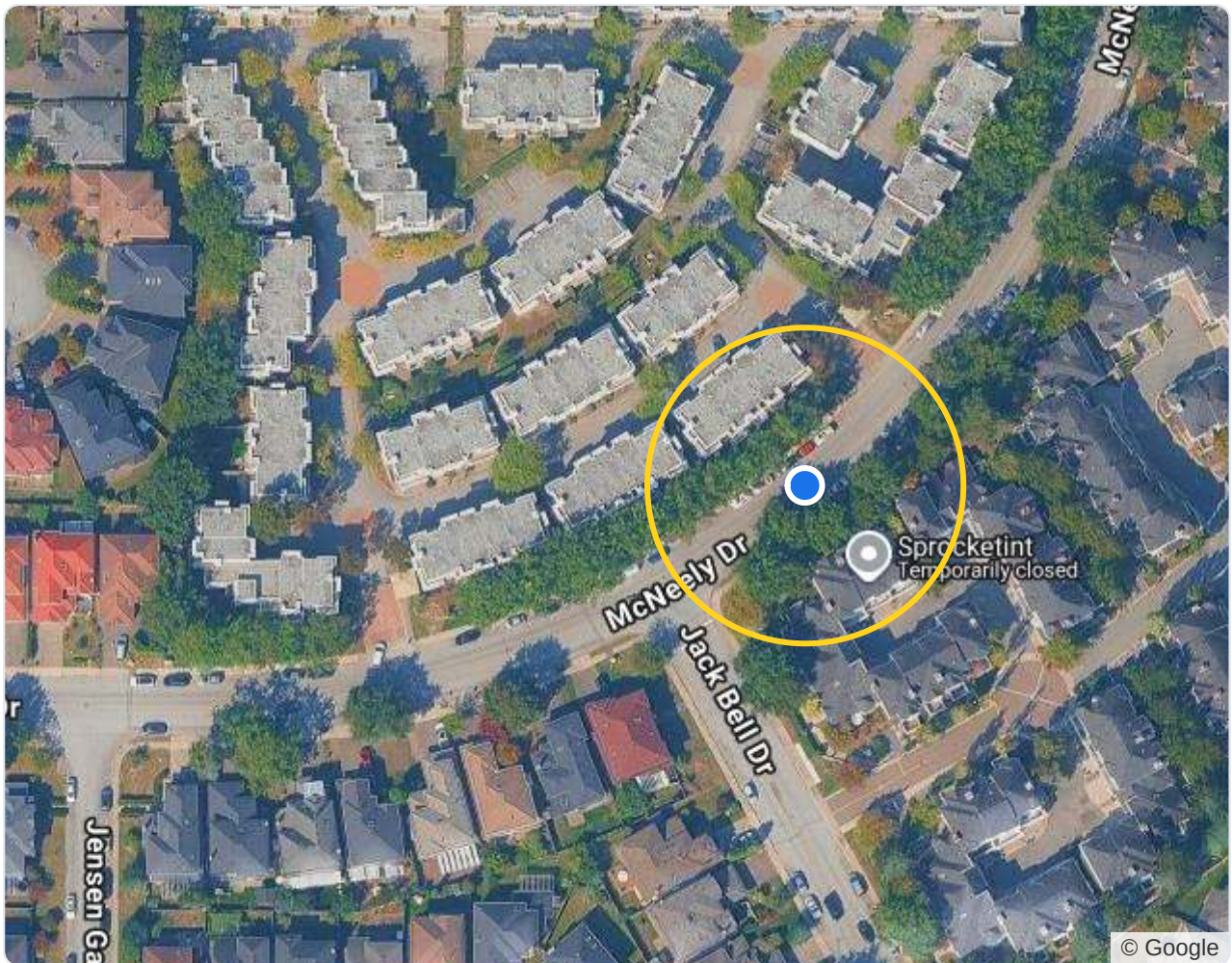
Amenities & Features

- | | |
|--------------------|-------------------|
| ✓ Club House | ✓ Exercise Centre |
| ✓ In Suite Laundry | |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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