

BUILDING BROCHURE

NAUTICA SOUTH - 12639 NO 2 BUILDING

12639 No 2 Rd. · Richmond, BC V7E 6N6 · Steveston South



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6 FOR SALE
FROM \$579,800

6 SOLD · 12 MO
\$465,000-\$703,000


12-MO SOLD TREND
-36.7

Unit Mix

1 Bedroom 10 units 630 – 744 sf from \$465,000	2 Bedroom 30 units 752 – 1,320 sf from \$510,000	3 Bedroom 1 unit 1,330 – 1,330 sf from \$945,000
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For Sale in Nautica South - 12639 No 2 Building & Complex

6 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$935,000	2 / 2	1134 sf	\$825	410 12639 NO. 2 ROAD
\$788,000	2 / 2	927 sf	\$850	314 12639 NO. 2 ROAD
\$749,900	2 / 2	1000 sf	\$750	401 12639 NO. 2 ROAD
\$660,000	2 / 2	855 sf	\$772	324 12639 NO. 2 ROAD
\$649,900	2 / 2	830 sf	\$783	422 12639 NO.2 ROAD
\$579,800	1 / 1	744 sf	\$779	104 12639 NO. 2 ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$465,000	1 / 1ba	651 sf	\$714	2026-07-17
\$635,000	2 / 1ba	753 sf	\$843	2026-06-13
\$675,000	2 / 2ba	863 sf	\$782	2026-03-21
\$703,000	2 / 2ba	1067 sf	\$659	2025-11-12

Value & Financing

Price Positioning \$793 /sq ft Active listings here average \$793/sf vs \$793/sf across Steveston South. In line with the area	Mortgage Snapshot \$2,777 /mo Entry price (from) \$579,800 20% down payment \$115,960 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 1998	LEVELS 4	SUITES 106	CONSTRUCTION Frame - Wood
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Overview

Nautica South - 12639 No 2 Road, Richmond, V7E 6N6. Strata No: LMS3146, 4 levels, 106 units, built in 1998. Located in the Steveston South area of Richmond, near the crossroads of No 2 Road and Andrews Road. Beautiful complex built by the award winning Adera. Stunning views of the North Shore Mountains and Mt Baker. » Professionally managed by Vancouver Condo (604 684 6291) and a very proactive council. » Building and landscaping is well maintained. Nautica North is a well run, well built, problem free building located near the Fraser River and Steveston Village. Minutes away from the Nautica, great restaurants and shopping in Steveston Village. Stroll along the dyke for a wonderful scenic walk in the heart of Steveston Marina. Enjoy the local Community Centre year round. » Steveston is a way of life rather than a location. Small town feel and community sense within 30 min of downtown Vancouver. » »

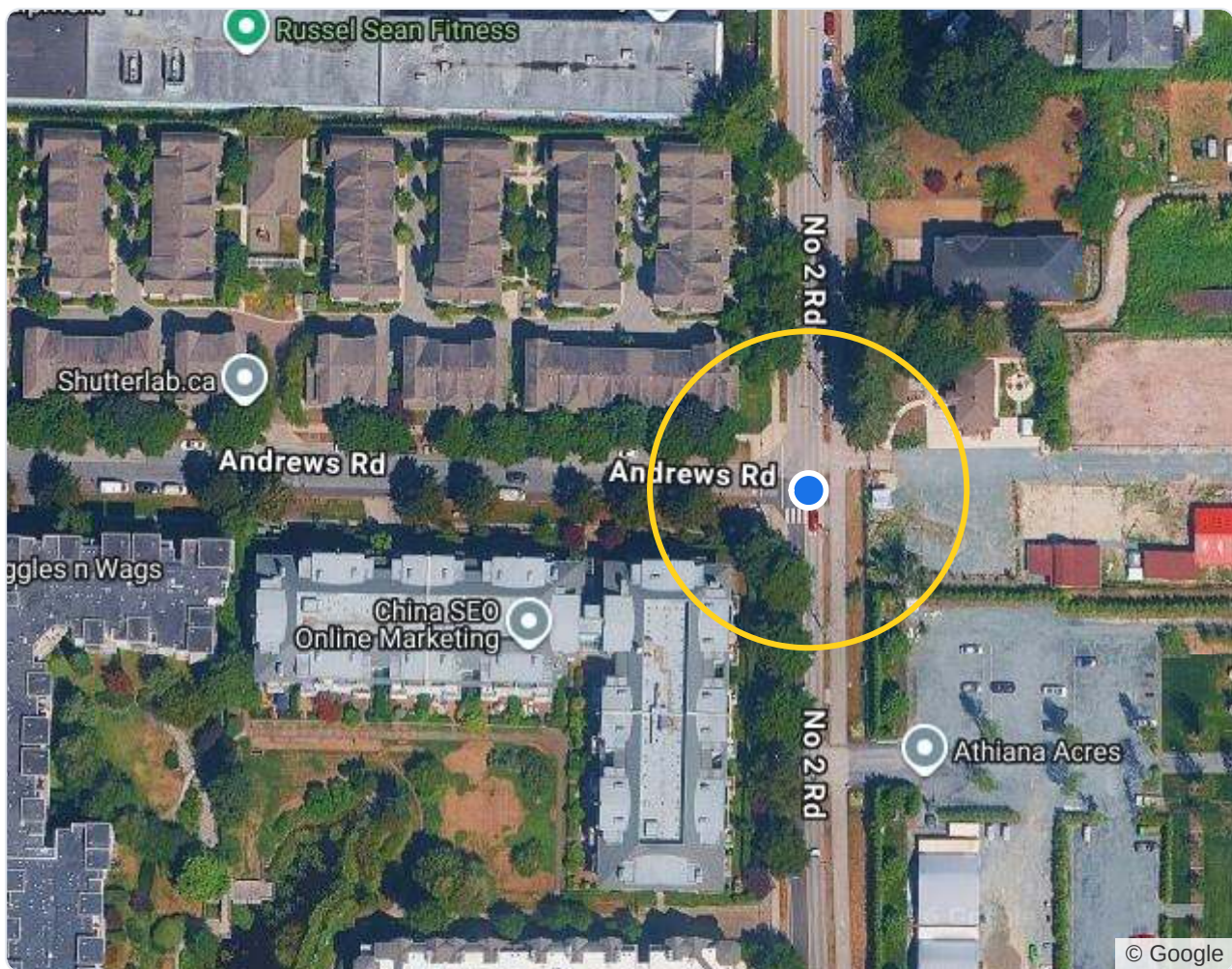
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Les Twarog

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