

BUILDING BROCHURE

RICHMOND MEWS - 22111 SHARPE BUILDING

22111 Sharpe Ave. · Richmond, BC V6V 2V6 · Hamilton RI



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1 FOR SALE
FROM \$699,000

12-MO SOLD TREND
21.5

Unit Mix

2 Bedroom 18 units 1,020 – 1,482 sf from \$578,500	3 Bedroom 1 unit 1,184 – 1,184 sf from \$685,000	4 Bedroom 1 unit 1,495 – 1,495 sf from \$845,000
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For Sale in Richmond Mews – 22111 Sharpe Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,000	2 / 2	1195 sf	\$585	30 22000 SHARPE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$760,000	2 / 2ba	1190 sf	\$639	2025-02-18
\$747,000	2 / 2ba	1195 sf	\$625	2025-02-08
\$749,000	2 / 2ba	1190 sf	\$629	2024-10-24
\$770,000	2 / 2ba	1194 sf	\$645	2024-06-05

Value & Financing

Price Positioning \$585 /sq ft Active listings here average \$585/sf vs \$697/sf across Hamilton RI. 16% below area average	Mortgage Snapshot \$3,348 /mo Entry price (from) \$699,000 20% down payment \$139,800 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 1995	SUITES 83	CONSTRUCTION Frame - Wood	EXTERIOR Vinyl
TITLE TO LAND Freehold Strata	STRATA PLAN LMS1718	DEVELOPER South Street Development Group	MANAGEMENT Century 21 Prudential Estates (rmd) Ltd.

Overview

Richmond Mews - 22111 Sharpe Avenue, Richmond, BC, V6V 2P1, LMS1718. This rainscreened 3 level complex was built in 1995 and includes 83 townhouse units in the strata with 72 units at 22000 and 11 units at 22111 Sharpe. It features gas fireplace, 9' ceilings, large size garage, carport, lots of street parking, clubhouse, recreation facility, snow removal, playground, views of the cranberry fields from some units and central vacuum system. Pets and rental allowed with restrictions. It is just steps to Mews Montessori Preschool, Hamilton Elementary and Richmond City Hall. Direct access to Westminster Highway, Highway #91 and other major routes allows an easy commute to surrounding destinations including Vancouver, Burnaby, Surrey and New Westminster. This is a central location that is close to transit, restaurants, coffee shops, just across to T & T Supermarket, NuCare Pharmacy, Sun Rich Fresh Foods, Fine Choice Foods, Wal-Mart and McLean Park.

Crossroads are Oliver Drive off Westminster Highway and Sharpe Avenue.

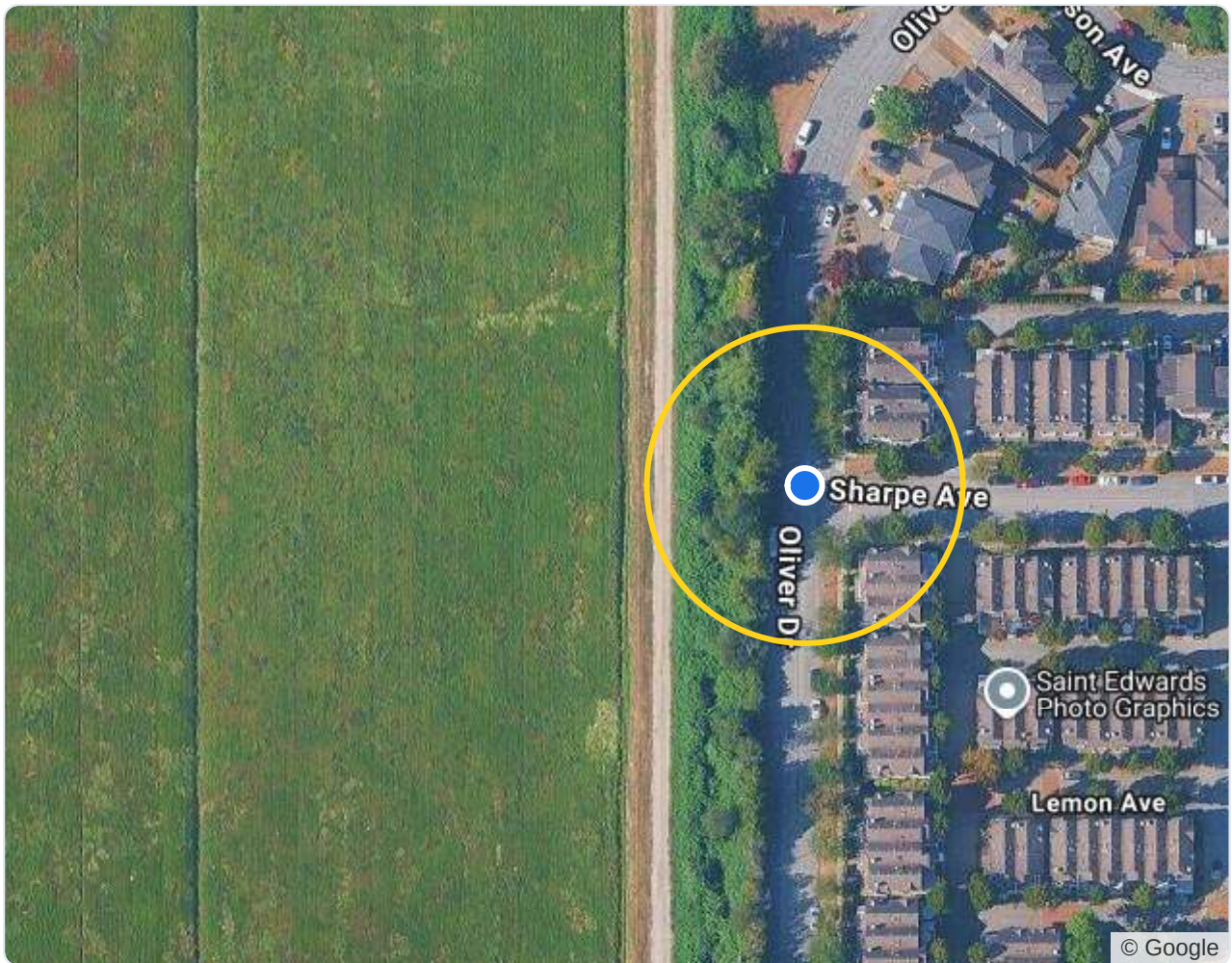
Amenities & Features

- | | |
|--------------|--------------|
| ✓ Club House | ✓ Playground |
|--------------|--------------|

Maintenance Fees Include

- | | |
|-----------------------|----------------|
| ✓ Gardening | ✓ Management |
| ✓ Recreation Facility | ✓ Snow Removal |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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