

BUILDING BROCHURE

GARDEN CITY RES. - 6333 KATSURA BUILDING

6333 Katsura St. · Richmond, BC V6Y 4L9 · McLennan North



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4 FOR SALE
FROM \$713,000

7 SOLD · 12 MO
\$580,800 - \$855,000



Unit Mix

1 Bedroom

12 units
638 – 728 sf
from \$485,900

2 Bedroom

50 units
800 – 1,330 sf
from \$580,800

3 Bedroom

22 units
1,146 – 1,471 sf
from \$780,000

For Sale in Garden City Res. - 6333 Katsura Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$898,000	2 / 3	1195 sf	\$751	1805 6333 KATSURA STREET
\$858,000	2 / 2	1187 sf	\$723	308 9188 COOK ROAD
\$715,000	2 / 2	936 sf	\$764	603 6333 KATSURA STREET
\$713,000	2 / 2	861 sf	\$828	902 6333 KATSURA STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$825,000	2 / 3ba	1294 sf	\$638	2026-07-09
\$780,000	3 / 3ba	1471 sf	\$530	2026-07-02
\$580,800	2 / 2ba	822 sf	\$707	2026-03-30
\$590,000	2 / 2ba	817 sf	\$722	2025-12-01

Value & Financing

Price Positioning

\$767 /sq ft

Active listings here average **\$767/sf** vs **\$809/sf** across McLennan North.

5% below area average

Mortgage Snapshot

\$3,415 /mo

Entry price (from) **\$713,000**

20% down payment **\$142,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2008	LEVELS 18	SUITES 216	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2259	

Overview

Garden City Residences - 6333 Katsura Street, Richmond, BC V6Y 4L9, BCS2259
Located on Katsura Street and Cook Road in the popular McLennan North area that has become a vibrant urban community filled with local amenities, entertainment venues, recreational facilities, schools, conveniences, shopping, restaurants and three major shopping malls within a short

distance away. Garden City Residences highrise in Richmond are also close to theatres, local golf courses, libraries and numerous parks for outdoor enjoyment. The notable landmarks around Garden City Residences include the Riverport Entertainment Complex, Mafair Lakes Golf Course, Mikasa Golf Driving Range, Green Acres, and the Richmond Nature Park. Direct access to Westminster Highway and other major routes allows an easy commute to surrounding destinations including Vancouver, Burnaby and New Westminster. Garden City Residences is in a minute walk to Henry Anderson Elementary School, close to A.R. Macneill Secondary School, Kwantlen Polytechnic University, Brighthouse and Minoru parks, Richmond and Lansdowne Shopping Centres, Value Village and a wide variety of ethnic restaurants including Daimasu, Wing Kee, Spicy Schezuan, Legends Pub, Sakura Sushi, Pizza Hut and many many others. Garden City Residences on 6333 Katsura Street is a seventeen level highrise built in 2008. This complex consists of 100 condo units and 8 townhouse units at 9188 Cook Road and 96 condo units and 12 townhouse units at 6333 Katsura Street. Units feature excellent layout, good size balcony, high ceilings, large windows, electric fireplace, gas cook top, in suite laundry and walk-in closet, plenty of in suite storage. The complex features great recreation facilities including exercise centre, club house, roof garden on the 3rd floor and garbage pickup. Garden City Residences offers great living in the heart of the popular and safe neighbourhood - Live here today!

Amenities & Features

- | | |
|------------|--------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ Garden | ✓ In Suite Laundry |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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