

BUILDING BROCHURE

# CONCORD GARDENS PARK ESTATES II

3300 Ketcheson Rd. · Richmond, BC V6X 0S5 · West Cambie



Scan to view online



**10** FOR SALE  
FROM \$399,000

**6** SOLD · 12 MO  
\$516,888–\$888,000



## Unit Mix

### 1 Bedroom

28 units  
533 – 645 sf  
from \$399,000

### 2 Bedroom

51 units  
629 – 1,136 sf  
from \$600,000

### 3 Bedroom

11 units  
952 – 1,290 sf  
from \$880,000

## For Sale in Concord Gardens Park Estates II & Complex

10 currently active

| ASKING      | BEDS / BATHS | SIZE    | \$/SF   | UNIT / ADDRESS           |
|-------------|--------------|---------|---------|--------------------------|
| \$1,355,000 | 3 / 3        | 1266 sf | \$1,070 | 1701 3300 KETCHESON ROAD |
| \$949,000   | 3 / 2        | 956 sf  | \$993   | 728 3300 KETCHESON ROAD  |
| \$859,000   | 2 / 3        | 1123 sf | \$765   | 201 3300 KETCHESON ROAD  |
| \$849,000   | 2 / 2        | 846 sf  | \$1,004 | 903 3300 KETCHESON ROAD  |
| \$848,000   | 2 / 2        | 888 sf  | \$955   | 707 3300 KETCHESON ROAD  |
| \$699,000   | 2 / 2        | 629 sf  | \$1,111 | 1111 3300 KETCHESON ROAD |
| \$688,000   | 1 / 1        | 622 sf  | \$1,106 | 1022 3300 KETCHESON ROAD |
| \$638,000   | 1 / 1        | 634 sf  | \$1,006 | 1503 3300 KETCHESON ROAD |
| \$549,000   | 1 / 1        | 581 sf  | \$945   | 1127 3300 KETCHESON ROAD |
| \$399,000   | 1 / 1        | 582 sf  | \$686   | 1012 3300 KETCHESON ROAD |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE   | \$/SF | DATE       |
|------------|---------|--------|-------|------------|
| \$516,888  | 1 / 1ba | 584 sf | \$885 | 2026-08-05 |
| \$880,000  | 3 / 2ba | 952 sf | \$924 | 2026-05-08 |
| \$563,000  | 1 / 1ba | 584 sf | \$964 | 2026-03-30 |
| \$600,000  | 2 / 2ba | 795 sf | \$755 | 2026-02-16 |

## Value & Financing

### Price Positioning

**\$964** /sq ft

Active listings here average **\$964/sf** vs **\$844/sf** across West Cambie.

**14% above area average**

### Mortgage Snapshot

**\$1,911** /mo

Entry price (from) **\$399,000**

20% down payment **\$79,800**

Rate / amortization **5.24% · 25 yr**

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

|                                    |                                         |                               |                                     |
|------------------------------------|-----------------------------------------|-------------------------------|-------------------------------------|
| YEAR BUILT<br><b>2019</b>          | LEVELS<br><b>15</b>                     | SUITES<br><b>218</b>          | CONSTRUCTION<br><b>Concrete</b>     |
| EXTERIOR<br><b>Concrete</b>        | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>EPS6022</b> | DEVELOPER<br><b>Concord Pacific</b> |
| ARCHITECT<br><b>Gbl Architects</b> |                                         |                               |                                     |

## Overview

Concord Gardens Park Estates II - 3300 Ketcheson Road, Richmond, BC V6X 0S5, Canada. Crossroads are Garden City Road and Ketcheson Road. This development is 15 storeys with 218 units. Completed Fall/Winter 2019. Park Estates II, Richmonds most anticipated park facing phase in the world class community of Concord Gardens. Enjoy the 70,000 sf. community park with water features and exquisite amenities at the 20,000 sf. Diamond Club. Steps to shops and restaurants, Park Estates II is located at the true centre of Vancouver and Richmond. Developed by Concord Pacific. Architecture by GBL Architects.

Nearby parks are Talmei Neighborhood School Park and Tomsett Neighbourhood School Park. Nearby schools are Henry Anderson Elementary, A.R. MacNeill Secondary School, Richmond Secondary School, J.N. Burnett Secondary, Cambie Secondary School and BCIT Aerospace and Technology Campus (ATC). Nearby grocery stores are Supermarket 2000, Osaka Supermarket, Richmond Night Market, H-Mart Richmond, China World Supermarket, Empire Supermarket (2010) Ltd and Real Canadian Superstore.

Other buildings in complex: Phase 1: Concord Gardens North Tower - 3131 Ketcheson Rd, Concord Gardens West Tower - 8833 Hazelbridge Way, Phase 2: Concord Gardens Park Estates - 8988 Patterson Rd, Phase 3: Concord Gardens Central Estates - 3233 Ketcheson Road, Phase 4: Concord Gardens Park Estates II, Phase 5: Concord Gardes South Estates

## Amenities & Features

- ✓ Club House
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Pool; Indoor
- ✓ Sauna/steam Room
- ✓ Elevator
- ✓ Garden
- ✓ Playground
- ✓ Rec Room
- ✓ Swirlpool/hot Tub

## Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Gas
- ✓ Hot Water

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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