

BUILDING BROCHURE

COPPER SKY - 4600 WESTWATER BUILDING

4600 Westwater Dr. · Richmond, BC V7E 6S2 · Steveston South



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4 FOR SALE
FROM \$599,000

2 SOLD · 12 MO
\$704,000–\$928,000


12-MO SOLD TREND
28

Unit Mix

1 Bedroom

3 units
753 – 889 sf
from \$599,000

2 Bedroom

24 units
790 – 1,515 sf
from \$640,000

For Sale in Copper Sky - 4600 Westwater Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,385,000	2 / 2	1096 sf	\$1,264	404 4600 WESTWATER DRIVE
\$1,098,000	2 / 2	1090 sf	\$1,007	204 4600 WESTWATER DRIVE
\$960,000	2 / 2	1113 sf	\$863	416 4600 WESTWATER DRIVE
\$599,000	1 / 1	753 sf	\$795	306 4600 WESTWATER DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$928,000	2 / 2ba	1115 sf	\$832	2026-03-08
\$704,000	2 / 2ba	819 sf	\$860	2025-10-03
\$675,000	2 / 2ba	813 sf	\$830	2025-08-23
\$1,303,500	2 / 2ba	1157 sf	\$1,127	2024-06-28

Value & Financing

Price Positioning

\$982 /sq ft

Active listings here average **\$982/sf** vs **\$831/sf** across Steveston South.

18% above area average

Mortgage Snapshot

\$2,869 /mo

Entry price (from) **\$599,000**

20% down payment **\$119,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2003	LEVELS 4	SUITES 91	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS374	DEVELOPER Onni Group Of Companies

Overview

Cooper Sky - 4600 Westwater Dr, Richmond, BC V7E 6M5, BCS374 - located in short stroll to Steveston Village. Built in 2003. Four levels. Frame-wood construction. One pet allowed. Units in Strata and Development: 91. Copper Sky (East Bldg) is part of a 2 building (181 home)

development by Onni Properties. Located in the popular waterfront community of Steveston Village, just a short drive to bustling Richmond Center and transport connections of Highway 99. Stroll along the river boardwalk to the shops, restaurants and other amenities of this quaint fishing village. COPPER SKY offers; 1 bedroom + den homes 700 - 1,080 sq. ft., 2 bedroom homes 800 - 1,062 sq. ft., 2 bedroom + den homes 1,080 - 1,466 sq. ft. Featuring bright, open living spaces with high ceilings, large picture windows showcasing spectacular unobstructed views of the Fraser River (South facing homes) and of the North Shore mountains (North facing suites). Lovely centerpiece electric fireplaces with Stacked stone surrounds/maple mantle, kitchens with stainless steel appliances (incl. gas range), granite countertops and eating bar plus solid honey-maple shaker-style cabinets. Bathrooms boast deep soaker tubs, porcelain floor tiles, granite countertops and above counter sinks. All homes have entertainment-size, covered balconies perfect for BBQs or enjoying the views. Steveston Community centre, Steveston pool, Richmond public library, waterfront, Homma Elementary, Curves, Cartwheels are minutes away. Short stroll to Steveston Village with a lot of restaurants.

Crossroads: Railway Avenue, No.1Rd

Amenities & Features

- | | |
|-------------------|---------------------|
| ✓ Club House | ✓ Elevator |
| ✓ Exercise Centre | ✓ In Suite Laundry |
| ✓ Storage | ✓ Wheelchair Access |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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