

BUILDING BROCHURE

GATEHOUSE PLACE - 48 RICHMOND BUILDING

48 Richmond St. · New Westminister, BC V3L 5P4 · Fraserview NW



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5 FOR SALE
FROM \$439,900

7 SOLD · 12 MO
\$495,000-\$735,000


12-MO SOLD TREND
-25.1

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom

13 units
686 – 895 sf
from \$358,000

2 Bedroom

38 units
978 – 1,390 sf
from \$450,000

For Sale in Gatehouse Place - 48 Richmond Building & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$625,500	2 / 1	1069 sf	\$585	406 48 RICHMOND STREET
\$559,000	1 / 1	868 sf	\$644	309 48 RICHMOND STREET
\$549,000	1 / 1	859 sf	\$639	503 60 RICHMOND STREET
\$459,999	1 / 1	888 sf	\$518	306 48 RICHMOND STREET
\$439,900	1 / 1	895 sf	\$492	304 48 RICHMOND STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$495,000	1 / 1ba	860 sf	\$576	2026-06-26
\$625,000	2 / 2ba	1179 sf	\$530	2026-05-22
\$605,000	2 / 2ba	1163 sf	\$520	2026-03-31
\$552,500	1 / 1ba	880 sf	\$628	2026-02-09

Value & Financing

Price Positioning

\$576 /sq ft

Active listings here average **\$576/sf** vs **\$712/sf** across Fraserview NW.

19% below area average

Mortgage Snapshot

\$2,107 /mo

Entry price (from) **\$439,900**

20% down payment **\$87,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
1992

LEVELS
4

SUITES
125

CONSTRUCTION
Frame - Wood

EXTERIOR
Vinyl

TITLE TO LAND
Freehold Strata

STRATA PLAN
LMS284

MANAGEMENT
**First Service
Residential**

Overview

Fraserview 48 Richmond St, New Westminster, BC V3L 5P9, Canada LMS284. Fraserview is located on Richmond Street Jamieson Court in a convenient neighbourhood of New Westminster. Built in 1991, Fraserview has 4 levels and contains 125 homes. Fraserview has undergone renovations including a new roof in 2008. Fraserview is located near Glenbrook Ravine Park, Dublin Castle Irish Sports Grill, Glenbrook Park Amenities Centre, New Westminster Public Library, Save On Foods, McDonald's, Boston Pizza, Drink Urban Lounge, and Royal City Centre Shopping Centre. Transit and major routes are within walking distance. Features of Fraserview in suite laundry and storage.

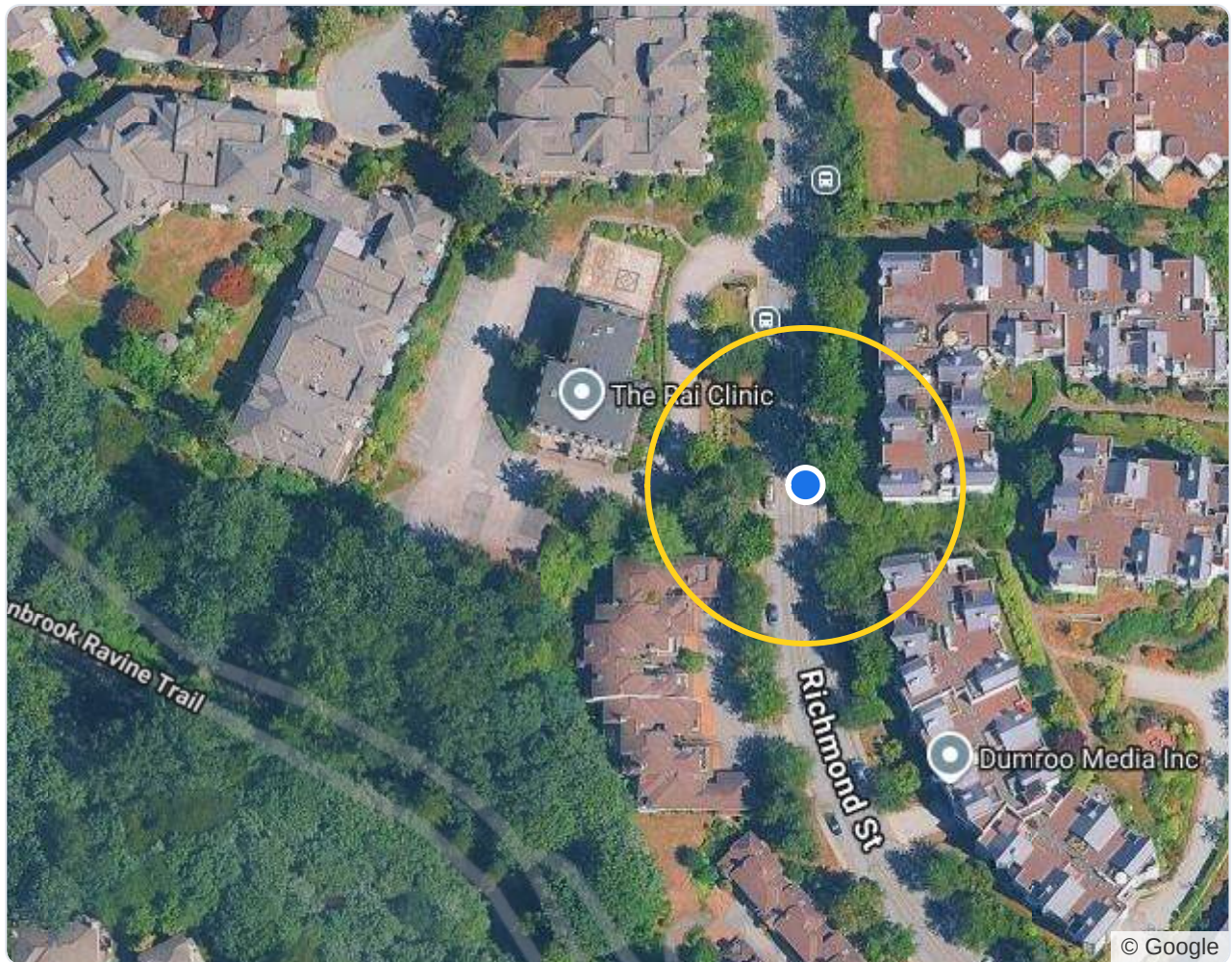
Amenities & Features

- ✓ Bike Room
- ✓ Guest Suite
- ✓ Storage
- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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