

BUILDING BROCHURE

RIVER GREEN - 5199 BRIGHOUSE BUILDING

5199 Brighthouse Way · Richmond, BC V7C 0A7 · Brighthouse



Scan to view online



17 FOR SALE
FROM \$759,000

12 SOLD · 12 MO
\$645,000–\$1,468,000



Unit Mix

1 Bedroom

20 units
610 – 872 sf
from \$645,000

2 Bedroom

58 units
938 – 1,695 sf
from \$860,000

3 Bedroom

14 units
1,271 – 2,464 sf
from \$1,045,000

4 Bedroom

5 units
2,424 – 3,480 sf
from \$2,855,000

For Sale in River Green - 5199 Brighouse Building & Complex

17 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$4,190,000	4 / 5	3038 sf	\$1,379	901 5131 BRIGHOUSE WAY
\$3,180,000	4 / 5	2980 sf	\$1,067	103 5151 BRIGHOUSE WAY
\$2,990,000	4 / 5	2618 sf	\$1,142	1201 5199 BRIGHOUSE WAY
\$2,680,000	3 / 4	2464 sf	\$1,088	306 5131 BRIGHOUSE WAY
\$2,388,000	3 / 3	1930 sf	\$1,237	804 5131 BRIGHOUSE WAY
\$1,688,000	2 / 3	1427 sf	\$1,183	1201 5171 BRIGHOUSE WAY
\$1,420,000	2 / 3	1427 sf	\$995	305 5177 BRIGHOUSE WAY
\$1,290,000	2 / 2	1299 sf	\$993	1202 5199 BRIGHOUSE WAY
\$1,268,000	3 / 3	1423 sf	\$891	809 5199 BRIGHOUSE WAY
\$1,099,000	2 / 3	1480 sf	\$743	107 5151 BRIGHOUSE WAY

...and 7 more — see all 17 at bccondos.net/5199-brighouse-way

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$645,000	1 / 1ba	814 sf	\$792	2026-06-04
\$1,468,000	2 / 3ba	1575 sf	\$932	2026-05-25
\$1,168,000	2 / 3ba	1503 sf	\$777	2026-05-25
\$759,000	1 / 1ba	869 sf	\$873	2026-04-07

Value & Financing

Price Positioning

\$984 /sq ft

Active listings here average **\$984/sf** vs **\$831/sf** across Brighouse.

18% above area average

Mortgage Snapshot

\$3,635 /mo

Entry price (from)	\$759,000
20% down payment	\$151,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2013	LEVELS 13	SUITES 458	CONSTRUCTION Concrete
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EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN EPS1416	DEVELOPER Aspac Development Ltd.
ARCHITECT James K.m. Cheng		MANAGEMENT Ascent Real Estate Management Corporation	

Overview

River Green - 5199 brighthouse Way, Richmond, BC, 5 levels, 458 units, estimated completion in summer 2013 - located at the corner of River Road and Hollybridge Way next to Olympic Oval in Richmond. River Green - sits on 28 acres. The waterfront community rises on the banks of the Fraser River. Like Coal Harbour, River Green village will boast upscale residences with dramatic waterfront and mountain views, and ample parkland with cafes, waterfront restaurants, and shops dotted along a winding waterfront promenade. The entire project will take around 10 to 15 years to build. River Green is designed by James Cheng Architect with Trepp Design as the interior designs and the developer is ASPAC Developments featuring marketing by George Wong's Magnum Properties.

River Greens phase 1 is comprised of 6 condo buildings including 5151, 5171, 5177, 5199, 5111, 5131 River Green, with total 458 units ranging in sizes from 700 sq. ft. 1 bed, 800 sq. ft. 1 bed + den, 1280 sq. ft. 2 bed + den, 1950 sq. ft. 3 bed + den, 1470 sq. ft. townhouses to 3,640 sq. ft. 4 bedroom + den villas. The luxury River Green condos feature air conditioning, glass elevators, floor to ceiling windows, nine foot ceilings, well designed lighting, double height ceiling in villas, private island, and the best European designer finishes including Hansgrohe, Miele, LO di Giotto and Snaidero.

Living in a resort type community has its perfects. The five diamond resort style amenities at River Green feature over 20,000 square feet of private facilities that include state of the art fitness centre, an eighty foot indoor swimming pool, sauna and steam room, billiards lounge, theatre, music room, party room, children's play area, 24/7 concierge service desk and private shuttle bus to the Canada Line. Also, Residents can enjoy 2 Oval memberships per home for one year after completion.

Located between No. 2 Road and Dinsmore Bridge, River Green is just minutes away from YVR and Canada Line Lansdowne Station, Richmond Hospital, Richmond Center, Lansdowne Center, Kwantlen Polytechnic University, Garden City Lands, and easy access to Downtown Richmond's famous restaurants and shopping centers. Downtown Vancouver and United States are only 20 minutes away. River Green is a place for living well.

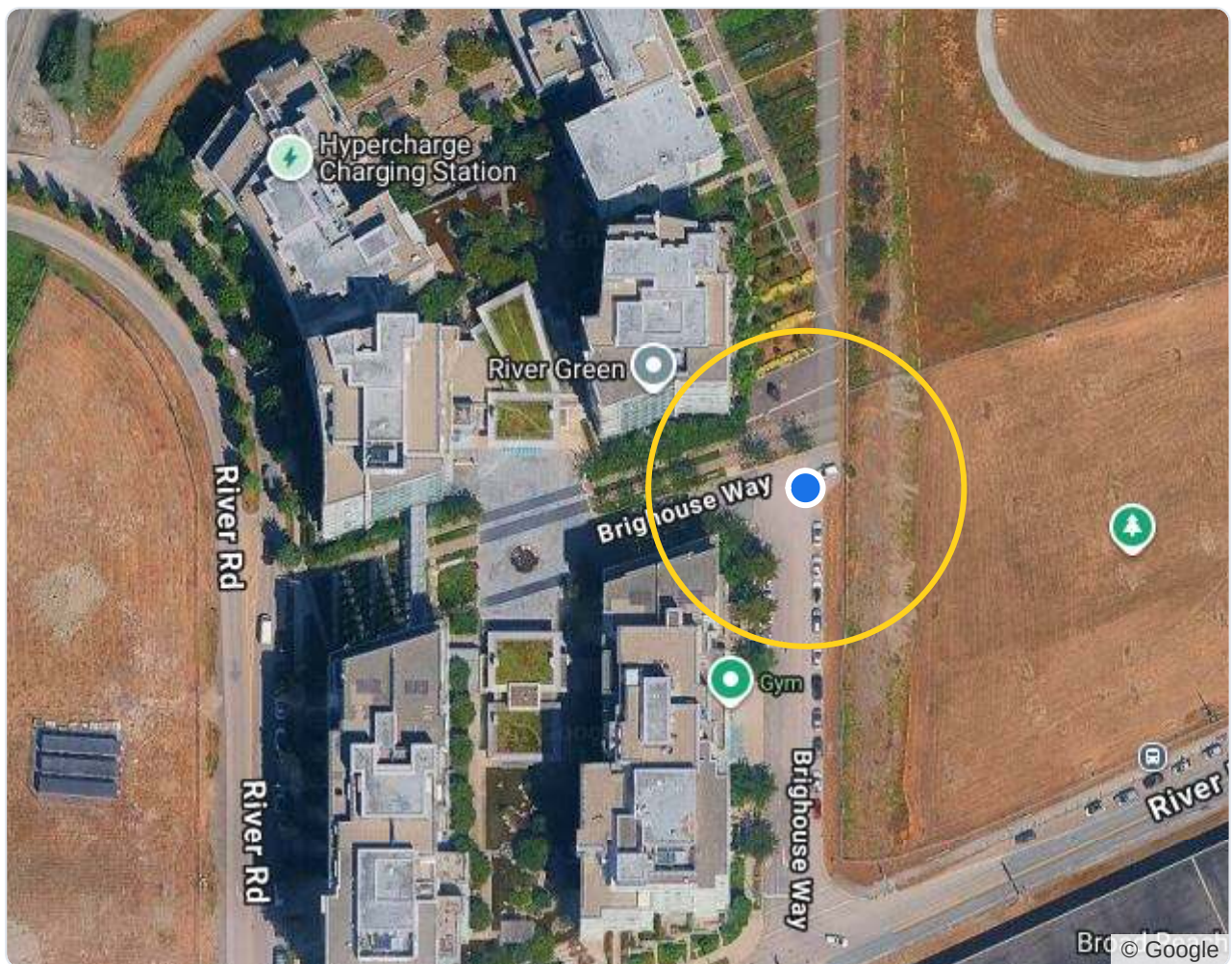
Amenities & Features

- ✓ Exercise Centre
- ✓ Pool; Indoor
- ✓ Storage
- ✓ Garden
- ✓ Sauna/steam Room
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Heat
- ✓ Management
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Hot Water
- ✓ Recreation Facility

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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