

THE LAGOONS - 5600 ANDREWS BUILDING

5600 Andrews Rd. · Richmond, BC V7E 6N1 · Steveston South



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4 FOR SALE
FROM \$369,900

3 SOLD · 12 MO
\$425,000-\$608,000



Unit Mix

1 Bedroom

18 units
536 – 628 sf
from \$369,900

2 Bedroom

35 units
766 – 1,315 sf
from \$540,000

For Sale in The Lagoons - 5600 Andrews Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$584,000	2 / 2	784 sf	\$745	434 5600 ANDREWS ROAD
\$499,000	1 / 1	581 sf	\$859	104 5600 ANDREWS ROAD
\$488,000	1 / 1	628 sf	\$777	323 5600 ANDREWS ROAD
\$369,900	1 / 1	540 sf	\$685	205 5600 ANDREWS ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$608,000	2 / 2ba	767 sf	\$793	2026-02-12
\$425,000	1 / 1ba	619 sf	\$687	2026-02-06
\$505,000	1 / 1ba	537 sf	\$940	2025-10-13
\$698,000	2 / 2ba	908 sf	\$769	2025-08-28

Value & Financing

Price Positioning

\$766 /sq ft

Active listings here average **\$766/sf** vs **\$788/sf** across Steveston South.

3% below area average

Mortgage Snapshot

\$1,772 /mo

Entry price (from) **\$369,900**

20% down payment **\$73,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1999	LEVELS 4	SUITES 152	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3744	DEVELOPER Marcon
MANAGEMENT Ascent Real Estate Management Corporation			

Overview

The Lagoons - 5600 Andrews Rd, Richmond, BC V7E 6N1. Strata No LMS3744. The Lagoons were built in 1998 by Marcon Construction and feature 152 units on four floors. The views from all

sides are interesting. The front face looks out onto quiet tree-lined Andrews Road and across to new homes with a heritage look. The east side looks across to the gardens of Rivers Reach. The south side looks out on the marina and the building's water features. More water feature/lagoon/garden views from the west side. Just seconds to the dyke and a short stroll to park, Steveston Village, pier, restaurants and shops and minutes away from Gary Point Beach. Building is well maintained and two pets allowed. Come and enjoy the unparalleled Steveston lifestyle.

Crossroads No.2 Rd and Railway Avenue

Amenities & Features

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

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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