

BUILDING BROCHURE

THE VILLAS

5800 Andrews Rd. · Richmond, BC V7E 6N7 · Steveston South



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2 FOR SALE
FROM \$688,000

6 SOLD · 12 MO
\$638,800-\$775,000



Unit Mix

1 Bedroom

13 units

742 – 1,129 sf

from \$480,000

2 Bedroom

25 units

958 – 1,420 sf

from \$581,000

For Sale in The Villas & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$849,000	2 / 2	1420 sf	\$598	114 5800 ANDREWS ROAD
\$688,000	2 / 2	958 sf	\$718	403 5800 ANDREWS ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$710,000	2 / 2ba	977 sf	\$727	2026-08-18
\$638,800	2 / 2ba	1063 sf	\$601	2026-06-20
\$765,000	2 / 2ba	1209 sf	\$633	2026-06-15
\$775,000	2 / 2ba	1119 sf	\$693	2026-03-15

Value & Financing

Price Positioning

\$658 /sq ft

Active listings here average **\$658/sf** vs **\$796/sf** across Steveston South.

17% below area average

Mortgage Snapshot

\$3,295 /mo

Entry price (from) **\$688,000**

20% down payment **\$137,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1997	LEVELS 4	SUITES 107	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2757	

Overview

The Villas - 5800 Andrews Rd, Richmond, BC V7E 6N7. Strata No LMS2757. Built in 1997. Four levels. Two pets are allowed. The development is located at the corner of No. 2 Road in south Richmond just a block from the Fraser River and the dyke trails. The L shaped building runs west on Andrews Road and south on No. 2 Road. The Villas is a 107 Unit condominium, of four floors with secure underground parking. Views, depending on suite location, include the pastoral view to the North Shore Mountains and east to Mount Baker, or landscaped interior courtyard facing a large lagoon with two decks, waterfall, and a view of the Marina. A short walk takes you to the dyke

trail and a stroll to neighborhood shops, spa, barista, bakery, restaurants and convenience store. The Villas complex is just a 15-minute walk along the river to the historic Village of Stevenson where you can dine, shop, browse and buy fresh seafood off the boat and walk home to barbeque on your balcony or garden patio. This building has been fully rain screened for peace of mind in 2000. Heat, hot water and gas fireplace included in maintenance fees.

Crossroads No.2 Rd and Trites Rd

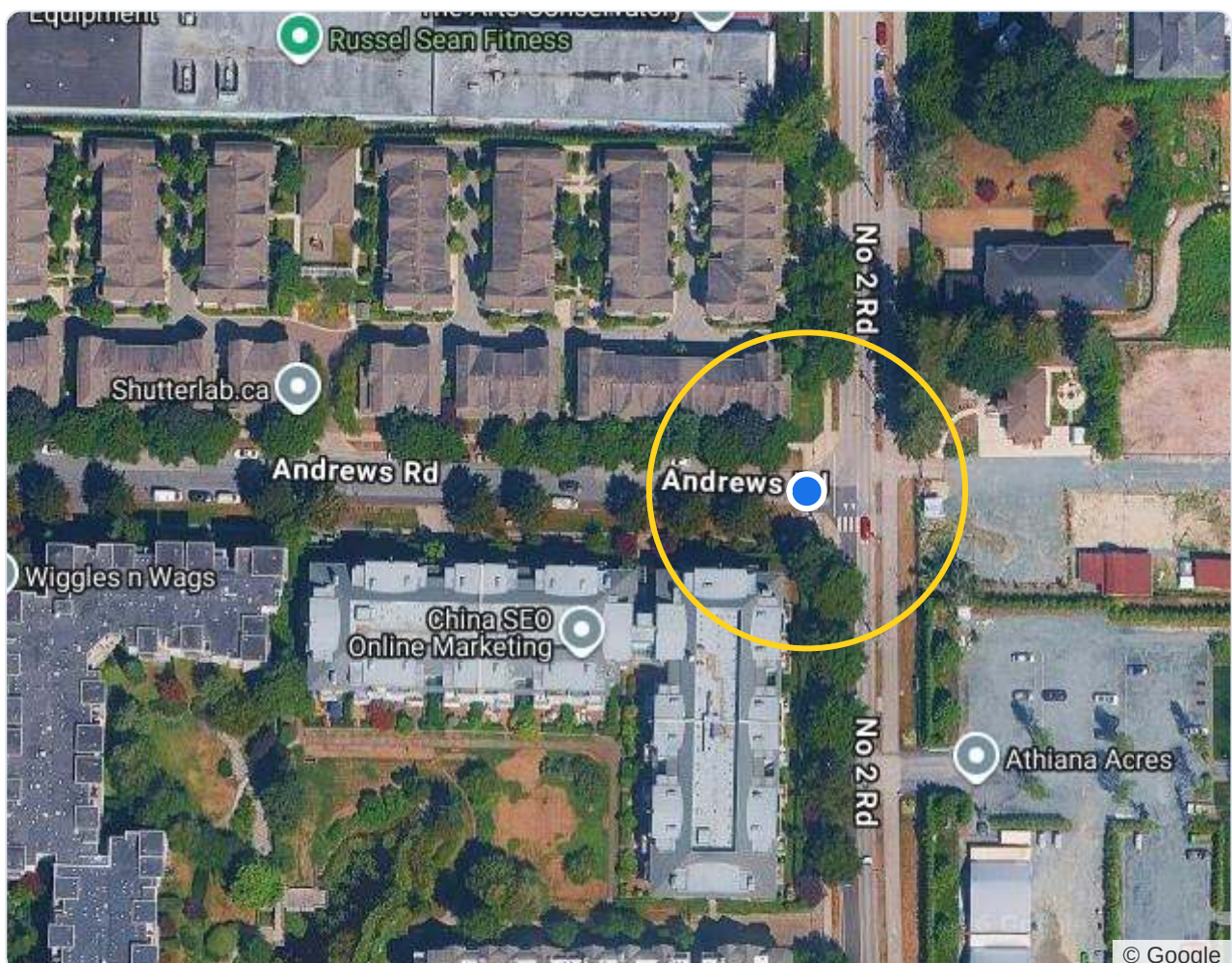
Amenities & Features

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

Maintenance Fees Include

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

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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