

BUILDING BROCHURE

WATERSIDE - 5880 DOVER BUILDING

5880 Dover Cres. · Richmond, BC V7C 5P5 · Riverdale RI



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4 FOR SALE
FROM \$369,000

4 SOLD · 12 MO
\$425,000–\$900,000


12-MO SOLD TREND
12

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



Unit Mix

Studio 4 units 448 – 460 sf from \$292,000	1 Bedroom 30 units 509 – 711 sf from \$381,000	2 Bedroom 25 units 885 – 1,050 sf from \$552,000	3 Bedroom 7 units 1,148 – 1,297 sf from \$660,000
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For Sale in Waterside - 5880 Dover Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$758,000	2 / 2	950 sf	\$798	311 5880 DOVER CRESCENT
\$650,000	2 / 2	950 sf	\$684	236 5880 DOVER CRESCENT
\$425,000	1 / 1	546 sf	\$778	323 5880 DOVER CRESCENT
\$369,000	— / 1	460 sf	\$802	145 5880 DOVER CRESCENT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$570,000	2 / 2ba	967 sf	\$589	2026-06-21
\$900,000	3 / 2ba	1283 sf	\$701	2026-02-11
\$425,000	1 / 1ba	509 sf	\$835	2026-01-13
\$615,000	2 / 2ba	963 sf	\$639	2025-11-27

Value & Financing

Price Positioning

\$766 /sq ft

Active listings here average **\$766/sf** vs **\$847/sf** across Riverdale RI.

10% below area average

Mortgage Snapshot

\$1,767 /mo

Entry price (from)	\$369,000
20% down payment	\$73,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1996	LEVELS 4	SUITES 203	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2166	MANAGEMENT The Wynford Group

Overview

Waterside - 5880 Dover Crescent, Richmond, BC V7C 5P5, Canada. Strata No LMS2166. Frame-wood construction. One pet allowed. Waterside is a 4-storey 203-unit strata complex that was built in 1996. It has a resident caretaker, visitor parking, an exercise room, a party room and an inner courtyard garden with river and mountain views. Located across from Dover Park with public tennis courts and playground. Close to Terra Nova Shopping Centre, airport, dyke, schools, golf course and new Olympic facility. Some of units feature views of the water and mountains.

Crossroads No.2 Rd and No.1 Rd

Amenities & Features

✓ None

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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