

BUILDING BROCHURE

# LONDON MEWS - 6333 NO 1 BUILDING

6333 No 1 Rd. · Richmond, BC V7C 1T4 · Terra Nova



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**1** FOR SALE  
FROM \$988,000



## Unit Mix

### 2 Bedroom

1 unit  
1,162 – 1,162 sf  
**from \$744,600**

### 3 Bedroom

9 units  
1,230 – 1,550 sf  
**from \$800,000**

### 4 Bedroom

4 units  
1,270 – 1,691 sf  
**from \$988,000**

# For Sale in London Mews - 6333 No 1 Building & Complex

1 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS     |
|-----------|--------------|---------|-------|--------------------|
| \$988,000 | 4 / 2        | 1270 sf | \$778 | 22 6333 NO. 1 ROAD |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF | DATE       |
|-------------|---------|---------|-------|------------|
| \$1,038,000 | 4 / 2ba | 1525 sf | \$681 | 2025-06-05 |
| \$1,170,000 | 3 / 2ba | 1440 sf | \$813 | 2025-01-09 |
| \$1,038,000 | 3 / 2ba | 1487 sf | \$698 | 2024-12-01 |
| \$1,077,000 | 3 / 2ba | 1257 sf | \$857 | 2024-10-09 |

## Value & Financing

### Price Positioning

**\$778** /sq ft

Active listings here average **\$778/sf** vs **\$758/sf** across Terra Nova.

3% above area average

### Mortgage Snapshot

**\$4,732** /mo

|                     |               |
|---------------------|---------------|
| Entry price (from)  | \$988,000     |
| 20% down payment    | \$197,600     |
| Rate / amortization | 5.24% · 25 yr |

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

|                                                             |                                         |                               |                                     |
|-------------------------------------------------------------|-----------------------------------------|-------------------------------|-------------------------------------|
| YEAR BUILT<br><b>1998</b>                                   | LEVELS<br><b>3</b>                      | SUITES<br><b>66</b>           | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Vinyl</b>                                    | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS2933</b> | DEVELOPER<br><b>Polygon</b>         |
| MANAGEMENT<br><b>Rancho Management Services (b.c.) Ltd.</b> |                                         |                               |                                     |

## Overview

London Mews - 6333 No.1 Road, Richmond, BC V7C 1T4, Canada. Strata Plan LMS2933. Completed 1998. Frame-wood construction. Three levels. "LONDON MEWS" quality built by Polygon in Terra Nova. The complex facilities include fully loaded exercise room, pool table, conference room and outdoor pool. This complex consists of 33 units each at 6331 and 6333 No 1. It also features 9' high ceiling, single garage and 1 open parking on driveway, gas fireplace, built-in alarm and vacuum system. Complex is a short drive to Archibald Blair Elementary School, JN



Burnett Secondary School, Thompson Community Centre, Tera Nova Rural Park and Mall, Quilchena Golf and Country Club, Quilchena Elementary School, James Gilmore Elementary School, Manoh Steves Elementary School, RM Grauer Elementary School, Butterfly Progressive Montessori Preschool, Donald E. McKay Elementary School, Spu'lukwuks Elementary, Save On Foods and Starbucks. Salisbury lane has easy access to Vancouver and Richmond centre. Close to all amenities, Terra Nova shopping plaza, the Richmond Nature Park, the West Richmond Trail along the dyke which connects Terra Nova with Garry Point Park.

Crossroads Westminster Hwy and Granville Avenue

## Amenities & Features

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✓ Exercise Centre

## Maintenance Fees Include

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✓ Garbage Pickup

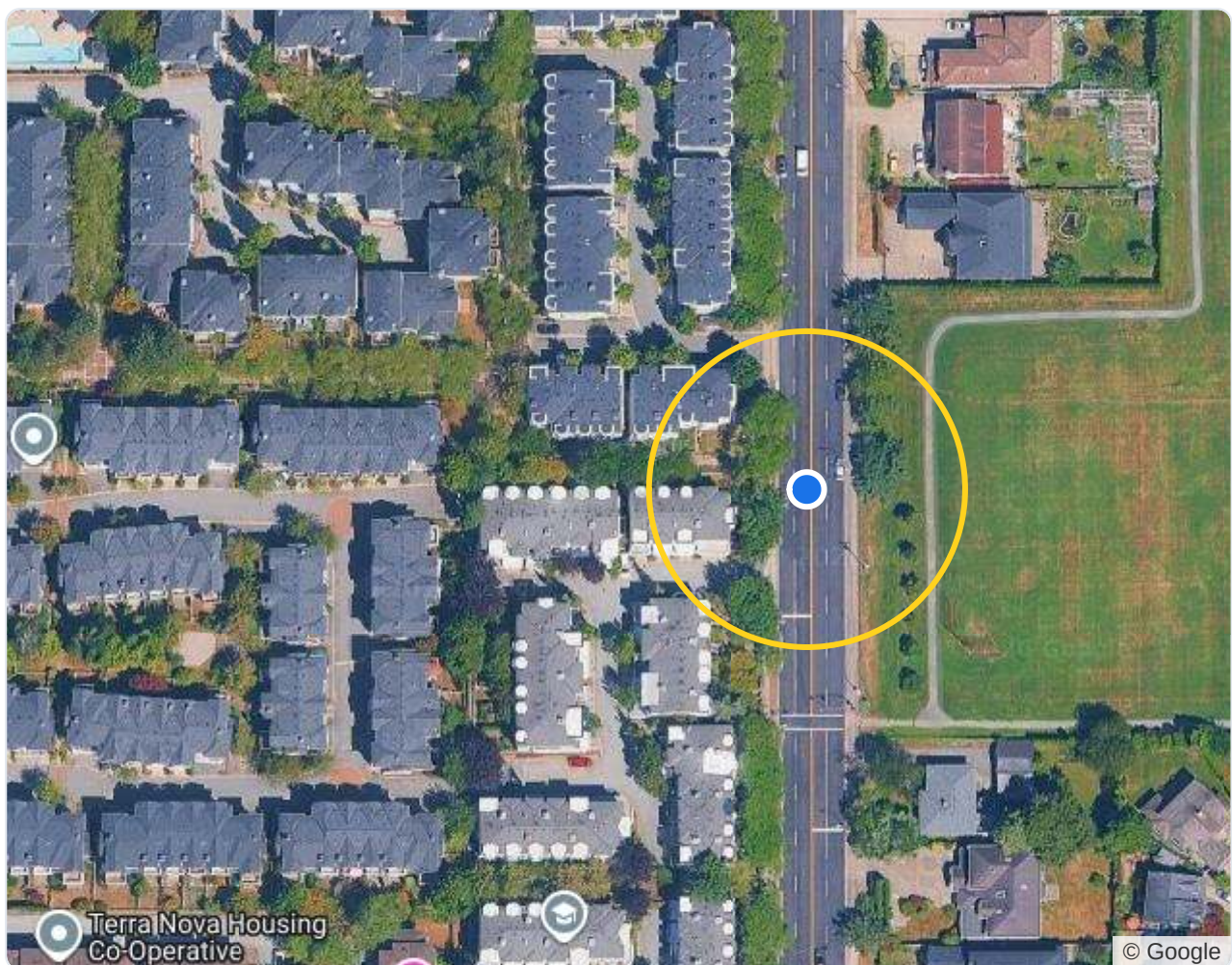
✓ Management

✓ Gardening

✓ Recreation Facility

## Location

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**Les Twarog**

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