

BUILDING BROCHURE

MODENA - 6600 COONEY BUILDING

6600 Cooney Rd. · Richmond, BC V6Y 2J8 · Brighthouse



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2 FOR SALE
FROM \$399,900

2 SOLD · 12 MO
\$615,000-\$619,000

12-MO SOLD TREND
4.6

Unit Mix

1 Bedroom 5 units 579 – 585 sf from \$399,900	2 Bedroom 5 units 838 – 1,161 sf from \$591,888	3 Bedroom 10 units 1,385 – 1,521 sf from \$896,800
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For Sale in Modena - 6600 Cooney Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$949,000	3 / 4	1510 sf	\$628	2 6611 ECKERSLEY ROAD
\$399,900	1 / 1	579 sf	\$691	304 6611 ECKERSLEY ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$619,000	2 / 2ba	853 sf	\$726	2026-05-28
\$615,000	2 / 2ba	842 sf	\$730	2025-10-24
\$715,000	2 / 2ba	868 sf	\$824	2024-10-06
\$960,000	3 / 2ba	1385 sf	\$693	2024-09-07

Value & Financing

Price Positioning \$660 /sq ft Active listings here average \$660/sf vs \$812/sf across Brighthouse. 19% below area average	Mortgage Snapshot \$1,915 /mo Entry price (from) \$399,900 20% down payment \$79,980 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2010	LEVELS 3	SUITES 50	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS73	DEVELOPER Maclean Homes Ltd.
MANAGEMENT Self Managed			

Overview

Modena - 6600 Cooney Road, Richmond, BC V6Y 2L6, Canada. Strata Plan EPS73, 3 levels, 50 units, built 2010 - located at the corner of Cooney Road and Cook Road in Richmond. Developed by MacLean Homes Ltd., Modena consists of 3 buildings with 37 condos and 13 three-level townhomes at 6611 and 6591 Eckersley Road and 6600 Cooney Road. Featuring the brick facades and planter boxes of classic brownstones styling, Modena has become a prominent addition to the trendy Brighthouse neighborhood of Richmond and is conveniently located near Richmond's mecca of shops and services. Inside, the Modena homes feature cozy fireplaces, wide plank laminate flooring in main living areas, ceramic tiles in foyer, kitchen and bathrooms, LG appliances, granite countertops in kitchens, ceramic tiles in kitchen backsplash and bathroom tub surround, and beautiful bathrooms with deep soaker tub, square, under mounted sink, and marble counters. The building also has spacious balconies for all condos, private front entry and yard area in addition to a rooftop terrace in all townhomes, bike storage, lush landscaped courtyard, and the latest rain screen system.

Conveniently located in the heart of Richmond, Modena is less than two blocks to the Canada Line Brighthouse Station; there are Richmond Center, Yoochan Center, Aberdeen Center, Richmond Library, Brighthouse Park and many gorgeous restaurants. Cook Elementary is right across the street, and Kwantlen University College, MacNeill Secondary School, and Garden City Community Park are just minutes away. Modena is managed by Crosby Management 604-689-6942. 2 cats or 2 dogs allowed, rentals allowed.

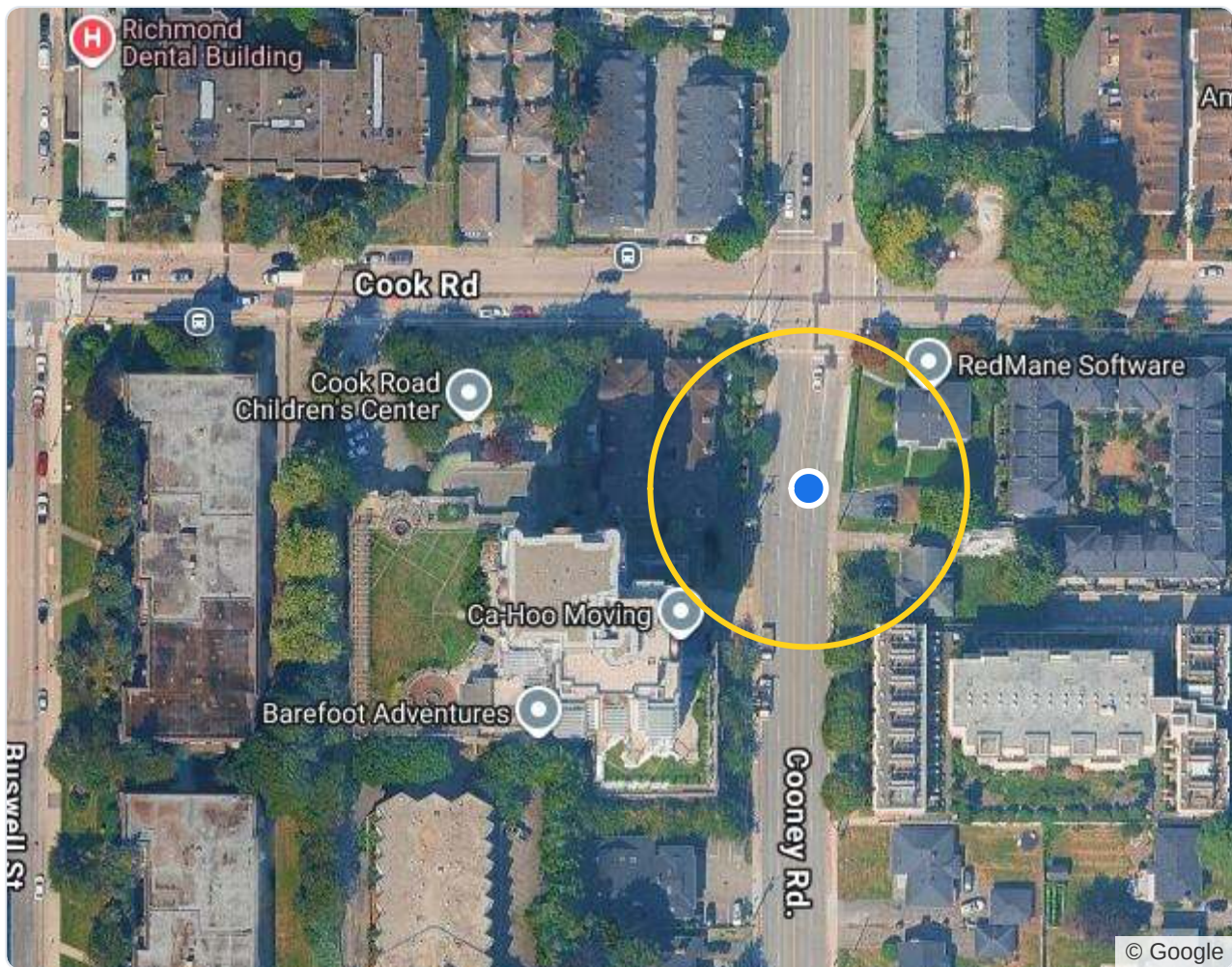
Amenities & Features

- | | |
|--------------------|----------|
| ✓ Bike Room | ✓ Garden |
| ✓ In Suite Laundry | |

Maintenance Fees Include

- | | |
|-------------|--------------|
| ✓ Gardening | ✓ Gas |
| ✓ Hot Water | ✓ Management |
| ✓ Other | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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