

BUILDING BROCHURE

MONTECITO VILLA - 7311 MONTECITO BUILDING

7311 Montecito · Burnaby, BC V5A 1R2 · Montecito



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3 FOR SALE
FROM \$715,000

6 SOLD · 12 MO
\$685,000–\$1,075,000

12-MO SOLD TREND
33.5

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



Unit Mix

2 Bedroom

27 units
1,204 – 1,405 sf
from \$495,000

3 Bedroom

22 units
1,287 – 2,327 sf
from \$535,000

4 Bedroom

1 unit
2,291 – 2,291 sf
from \$1,075,000

For Sale in Montecito Villa - 7311 Montecito Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$749,000	3 / 3	1405 sf	\$533	8 7371 MONTECITO DRIVE
\$729,000	2 / 2	1215 sf	\$600	8 7363 MONTECITO DRIVE
\$715,000	2 / 2	1245 sf	\$574	7 7321 MONTECITO DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,075,000	4 / 3ba	2291 sf	\$469	2026-07-11
\$718,000	3 / 3ba	1417 sf	\$507	2026-04-15
\$685,000	2 / 2ba	1250 sf	\$548	2026-03-22
\$730,000	3 / 3ba	1425 sf	\$512	2026-01-02

Value & Financing

Price Positioning

\$569 /sq ft

Active listings here average **\$569/sf** vs **\$837/sf** across Montecito.

32% below area average

Mortgage Snapshot

\$3,424 /mo

Entry price (from) **\$715,000**

20% down payment **\$143,000**

Rate / amortization **5.24% · 25 yr**

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

CONSTRUCTION
Frame - Wood

EXTERIOR
Stucco

TITLE TO LAND
Freehold Strata

STRATA PLAN
NWS136

MANAGEMENT
Associa

Overview

Villa Montecito - 7311 Montecito Drive, Burnaby, BC V5A 1R2, NWS136 - Situated in the Montecito area of Burnaby North on Montecito Drive and Duthie Avenue next to the Burnaby Mountain Golf Course. Simon Fraser University is a few kilometres away. There are several schools nearby and this area falls into the North Burnaby High School and Montecito Elementary catchment area. For grocery shopping a variety of local markets and quick stop shops are within walking distance. Some excellent restaurants in the area include Nathan's Grill, Anducci's, Domino's Pizza and Bentel Sushi. Kensington Complex for ice skating is a short distance away. Public transit routes provide access to the rest of Burnaby's neighbourhoods and Vancouver.

Villa Montecito is a multiple address complex that consists of spacious, well-laid out townhomes with views of the Fraser Valley and Gulf Islands. Features include spacious layout, covered ground level parking, in suite laundries and huge storage area. Residents can enjoy the outdoor pool, cabana and clubhouse. Maintenance fees include garbage pickup, gardening, caretaker and recreation facilities.

Spectacular views, onsite amenities, family oriented neighbourhood - make Villa Montecito your home today!

Amenities & Features

- | | |
|--------------------|-----------------|
| ✓ In Suite Laundry | ✓ Pool; Outdoor |
|--------------------|-----------------|

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
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