

BUILDING BROCHURE

# VILLA MONTECITO

7351 Montecito Dr. · Burnaby, BC V5A 1R3 · Montecito



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**BC** Condos & Homes Team  
604-671-7000 | [www.VancouverFloorPlans.com](http://www.VancouverFloorPlans.com)



**3** FOR SALE  
FROM \$715,000

**6** SOLD · 12 MO  
\$685,000–\$1,075,000



## 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 Villa Montecito & 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.

|                                         |                              |                                     |                          |
|-----------------------------------------|------------------------------|-------------------------------------|--------------------------|
| YEAR BUILT<br><b>1973</b>               | SUITES<br><b>153</b>         | CONSTRUCTION<br><b>Frame - Wood</b> | EXTERIOR<br><b>Mixed</b> |
| TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS136</b> | MANAGEMENT<br><b>Associa</b>        |                          |

## Overview

Villa Montecito - 7351 Montecito Drive, Burnaby, BC V5A, Canada - 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 was built in 1973 and 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

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Garden
- ✓ Pool; Outdoor

## Maintenance Fees Include

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

## Location



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