

BUILDING BROCHURE

PARKVIEW PLACE II

7368 Royal Oak Ave. · Burnaby, BC V5J 4J6 · Metrotown



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1 FOR SALE
FROM \$625,000

1 SOLD · 12 MO
\$605,000–\$605,000



Unit Mix

1 Bedroom

1 unit
1,045 – 1,045 sf
from \$475,000

2 Bedroom

8 units
1,034 – 1,323 sf
from \$566,500

For Sale in Parkview Place II & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$625,000	2 / 2	1045 sf	\$598	309 7368 ROYAL OAK AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$605,000	2 / 2ba	1323 sf	\$457	2025-09-17
\$705,000	2 / 2ba	1292 sf	\$546	2023-08-12
\$648,000	2 / 2ba	1034 sf	\$627	2023-03-22
\$566,500	2 / 2ba	1290 sf	\$439	2022-10-30

Value & Financing

Price Positioning

\$598 /sq ft

Active listings here average **\$598/sf** vs **\$866/sf** across Metrotown.

31% below area average

Mortgage Snapshot

\$2,993 /mo

Entry price (from)	\$625,000
20% down payment	\$125,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1989	LEVELS 3	SUITES 30	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3099	MANAGEMENT Sutton Select Property

Overview

Parkview Place II - 7368 Royal Oak Avenue, Burnaby, BC V5J 1T5, NWS3099 - Located on Royal Oak Avenue in the popular Metrotown subarea of Burnaby South - a vibrant urban community filled with local amenities, entertainment venues, recreational facilities, schools, shopping and restaurants within a short distance. Parkview Place II is also close to theatres, local golf courses, libraries and numerous parks for outdoor enjoyment. The notable landmarks around Parkview Place II include the Central Park Pitch & Putt Golf Course, Michael J Fox Theatre, SilverCity Metropolis Cinemas, Metropolis at Metrotown and Burnaby Central Park. Direct access to the

Kingsway and other major routes allows for an easy commute to surrounding destinations including Vancouver, Richmond and New Westminister. Parkview Place II is a few minutes walk to Burnaby South Secondary School and Royal Oak Skytrain Station and is close to Nelson Elementary School, Bud To Bloom Licensed Family Daycare, Royal Oak College, Bright Star Montessori School, Metrotown Animal Hospital, Royal Oak Medical Centre and a wide variety of restaurants including Deliciasde Alicia Cuban Food, Sasaya Bistro, Sunflower Cafe, Domino's Pizza and many others. Parkview Place II is a three level complex built in 1989 that consists of 30 units featuring gas fireplace, in suite laundry, storage area and balcony. The complex offers parking. Complex roof replaced in 2009. Maintenance fees include garbage pickup, gardening, gas and management. Convenient location, onsite amenities

Amenities & Features

✓ None

Maintenance Fees Include

✓ Garbage Pickup

✓ Gas

✓ Gardening

✓ Management

Location





Les Twarog

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