

BUILDING BROCHURE

CHERRY TREE PLACE - 8120 COLONIAL BUILDING

8120 Colonial Dr. · Richmond, BC V7C 4V2 · Boyd Park



4 FOR SALE
FROM \$360,000

3 SOLD · 12 MO
\$302,000–\$440,000


12-MO SOLD TREND
-12.2

Unit Mix

1 Bedroom 18 units 523 – 690 sf from \$275,000	2 Bedroom 27 units 683 – 962 sf from \$332,000	3 Bedroom 24 units 908 – 1,176 sf from \$427,000
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For Sale in Cherry Tree Place - 8120 Colonial Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$528,000	3 / 1	980 sf	\$539	214 8140 COLONIAL DRIVE
\$399,900	2 / 1	683 sf	\$586	401 8120 COLONIAL DRIVE
\$365,000	2 / 1	690 sf	\$529	413 8120 COLONIAL DRIVE
\$360,000	1 / 1	523 sf	\$688	322 8120 COLONIAL DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$439,000	3 / 1ba	908 sf	\$483	2026-08-13
\$440,000	2 / 1ba	727 sf	\$605	2026-05-10
\$302,000	1 / 1ba	528 sf	\$572	2025-12-11
\$525,000	3 / 1ba	943 sf	\$557	2025-07-03

Value & Financing

Price Positioning \$585 /sq ft Active listings here average \$585/sf vs \$764/sf across Boyd Park. 23% below area average	Mortgage Snapshot \$1,724 /mo Entry price (from) \$360,000 20% down payment \$72,000 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 1980	LEVELS 4	SUITES 84	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS917	

Overview

Cherry Tree Place - 8120 Colonial Drive, Richmond, BC V7C 4V2 NWS917. Located in West Richmond Area on Colonial Drive. Cherry Tree Place is an affordable family-oriented townhouse complex well known for its park-like setting and well maintained grounds. This is a central location that is close to transit. Direct access to the Railway Avenue, No 1 Road and other major routes allows an easy commute to surrounding destinations including Steveston Village, fantastic Terra Nova Rural Park, Quilchena Golf and Country Club and direct routes to Vancouver, New Westminster and Burnaby. Cherry Tree Place is just a short stroll to Grauer Elementary and Burnett Secondary Schools, Thompson and West Richmond Community Centre, Seafair Shopping Centre, Blundell Pizza, Takeya Sushi and Hugh Boyd Park with its great sport facilities. Convenient location offers very short drive to Blundell Plaza, Richmond Central Mall and Garden City Plaza. Cherry Tree Place offers 84 units in a well maintained, recently renovated four level complex built in 1980. Most units have patio or private large balcony, covered parking stall, in suite laundry, excellent floor plan, bright and spacious, laminate floor and tile and lots of space for storage. Complex offers outdoor pool, hot tub, club house, playground, recreation centre and caretaker. Cherry Tree Place is a well maintained complex. Cherry Tree Place offers great living in the heart of the desirable, quiet and peaceful area.

Amenities & Features

- ✓ In Suite Laundry
- ✓ Pool; Outdoor

Maintenance Fees Include

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

Location



Les Twarog

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