

BUILDING BROCHURE

ZENIA GARDENS – 8120 JONES BUILDING

8120 Jones Rd. · Richmond, BC V6Y 1L5 · Brighthouse South



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5 FOR SALE
FROM \$459,900

8 SOLD · 12 MO
\$430,000–\$708,000


12-MO SOLD TREND
-26.7

Unit Mix

1 Bedroom
7 units
655 – 723 sf
from \$417,000

2 Bedroom
57 units
765 – 992 sf
from \$483,500

3 Bedroom
10 units
1,000 – 1,157 sf
from \$620,000

For Sale in Zenia Gardens – 8120 Jones Building & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$599,900	2 / 2	910 sf	\$659	413 8120 JONES ROAD
\$599,000	2 / 2	895 sf	\$669	107 8100 JONES ROAD
\$599,000	2 / 2	953 sf	\$629	208 8100 JONES ROAD
\$579,000	2 / 1	773 sf	\$749	408 8060 JONES ROAD
\$459,900	1 / 1	723 sf	\$636	311 8100 JONES ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$535,000	2 / 1ba	789 sf	\$678	2026-07-04
\$545,000	2 / 1ba	803 sf	\$679	2026-06-30
\$500,000	2 / 2ba	935 sf	\$535	2026-04-23
\$708,000	3 / 2ba	1140 sf	\$621	2026-03-08

Value & Financing

Price Positioning

\$668 /sq ft

Active listings here average **\$668/sf** vs **\$802/sf** across Brighthouse South.

17% below area average

Mortgage Snapshot

\$2,203 /mo

Entry price (from) **\$459,900**

20% down payment **\$91,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2004	LEVELS 4	SUITES 302	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2153	MANAGEMENT S.d. Woodman Management Ltd.

Overview

Zenia Gardens- 8120 Jones Rd, Richmond, BC V6Y 1L5. Strata No LMS2153. Built in 2004. Four levels. Frame-wood construction and fully rainscreened. This complex is located in Brighthouse

South area of Richmond. It features lush gardens, in-suite laundry, covered secured parking with storage, rainscreen technology, green belt and ample visitor parking. This is a central location that is close to transit, parks, restaurants, coffee shops, a short stroll to Shoppers Drug Mart and IGA at Garden City Mall, schools of all levels and sport facilities. Direct access to the Vancouver-Blaine Highway and other major routes allows an easy commute to surrounding destinations including Richmond shopping Centre, Lansdowne Centre and direct routes to Vancouver, New Westminster and Surrey. It is located close to 7-Eleven, Safeway, Price Mart and in a few minutes from RC Palmer Secondary and WD Ferris Elementary Schools, Tomorrow's Topkids Ferris Clubhouse, Richmond Museum, Saigon City Vietnamese Restaurant, J Malone's Bar and Grill, Ricky's All Day Grill. This complex features 302 units with 86 units at 8060 Jones, 50 units at 8080 Jones, 80 units at 8100 Jones and 86 units at 8120 Jones Road. Remaining balance on 2-5-10 Home Warranty. Maintenance fee includes caretaker, garbage pickup, gardening, gas, hot water and management.

Crossroads are No.3 Rd and Garden City Rd

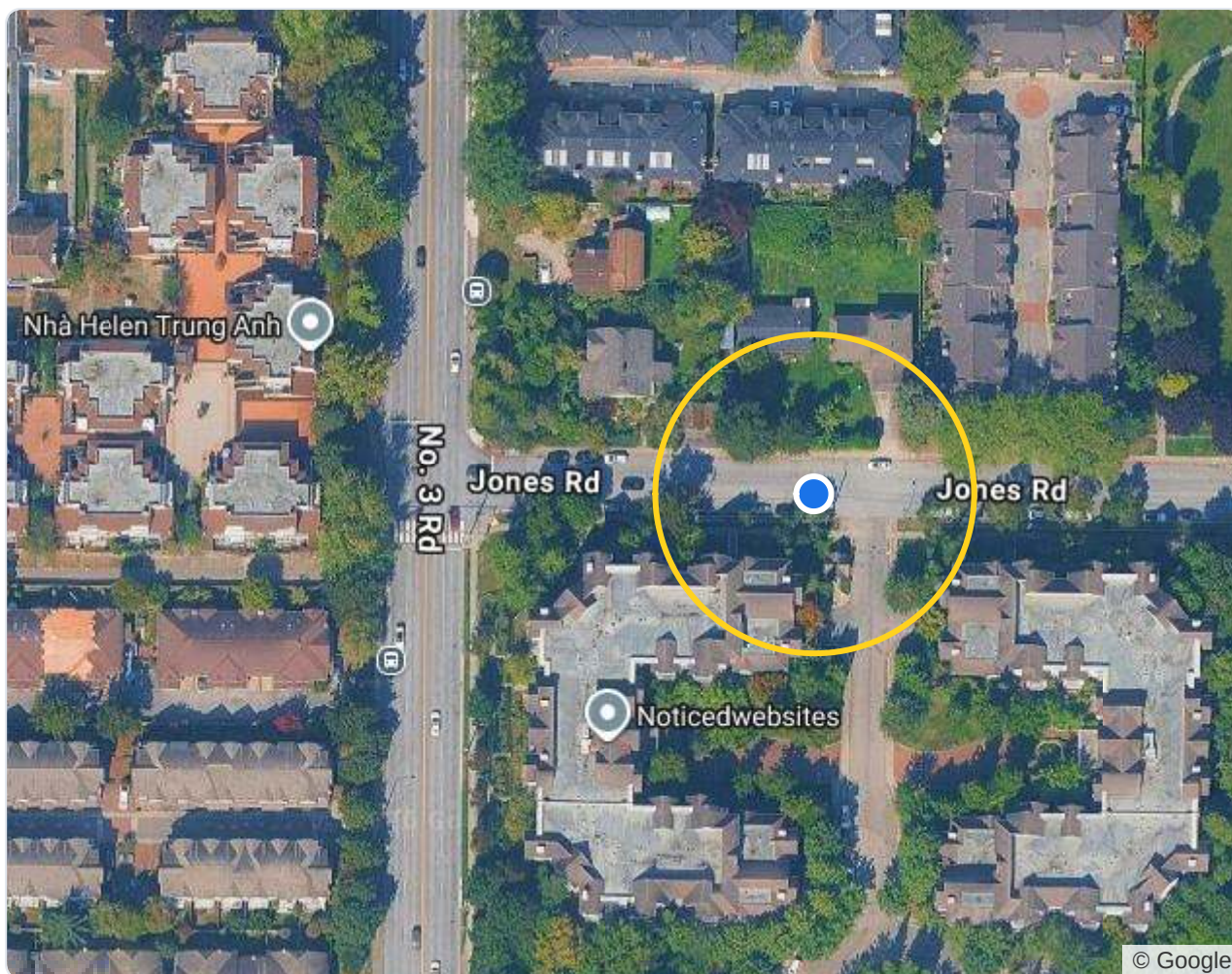
Amenities & Features

- | | |
|--------------------|-----------|
| ✓ Elevator | ✓ Garden |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

- | | |
|-------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Hot Water | ✓ Management |

Location



Les Twarog

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