

BUILDING BROCHURE

VIEWSTAR | TOWER J

8160 Mcmyn Way · Richmond, BC V6X 0V2 · West Cambie



Scan to view online



8 FOR SALE
FROM \$699,999

2 SOLD · 12 MO
\$620,000–\$868,000



Unit Mix

1 Bedroom
7 units
556 – 681 sf
from \$574,800

2 Bedroom
12 units
891 – 1,085 sf
from \$699,999

3 Bedroom
4 units
987 – 1,188 sf
from \$998,000

For Sale in ViewStar | Tower J & Complex

8 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,120,900	3 / 3	987 sf	\$1,136	612 8160 MCMYN WAY
\$1,089,999	3 / 3	1188 sf	\$918	809 8160 MCMYN WAY
\$999,999	2 / 2	1005 sf	\$995	1301 8160 MCMYN WAY
\$998,000	3 / 3	1158 sf	\$862	709 8160 MCMYN WAY
\$890,000	2 / 2	954 sf	\$933	808 8160 MCMYN WAY
\$850,000	2 / 2	950 sf	\$895	507 8160 MCMYN WAY
\$798,000	2 / 2	906 sf	\$881	807 8160 MCMYN WAY
\$699,999	2 / 2	998 sf	\$701	912 8160 MCMYN WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$620,000	1 / 1ba	678 sf	\$914	2025-12-06
\$868,000	2 / 2ba	1085 sf	\$800	2025-09-21
\$574,800	1 / 1ba	573 sf	\$1,003	2025-04-03
\$663,000	1 / 1ba	681 sf	\$974	2025-03-26

Value & Financing

Price Positioning

\$915 /sq ft

Active listings here average **\$915/sf** vs **\$877/sf** across West Cambie.

4% above area average

Mortgage Snapshot

\$3,352 /mo

Entry price (from) **\$699,999**

20% down payment **\$140,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2021	LEVELS 15	SUITES 95	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS6723	DEVELOPER Yuanheng

Overview

ViewStar | Tower J - 8160 McMyn Way, Richmond, BC V6X 0V2, Canada. roads are No. 3 Road and McMyn Way. Strata Plan number EPS6723. Tower J is 15 storeys with 95 units. Completed in 2021. ViewStar is a landmark waterfront project. It features a total of 350,000 square feet of land area and 1.3 million square feet total development floor area. Developed by Yuanheng. Architecture by W.T. Leung Architects Inc. Interior design by BYU Design Ltd.

ViewStars extraordinary location was carefully and specifically selected by Yuanheng to create a defining community, one that will encompass three distinct neighborhoods: a dynamic Northside, a vibrant Southside, and an exclusive Riverside collection of residences. Defined by the rich lifestyle they offer, each neighborhood will be home to an incredible collection of homes and a lifestyle that is second to none.

Other buildings in complex:

- [3331 No. 3 Rd](#)
- [8199 Capstan Way](#)
- [8155 Capstan Way](#)
- [3280 Corvette Way](#)
- [3200 Corvette Way](#)

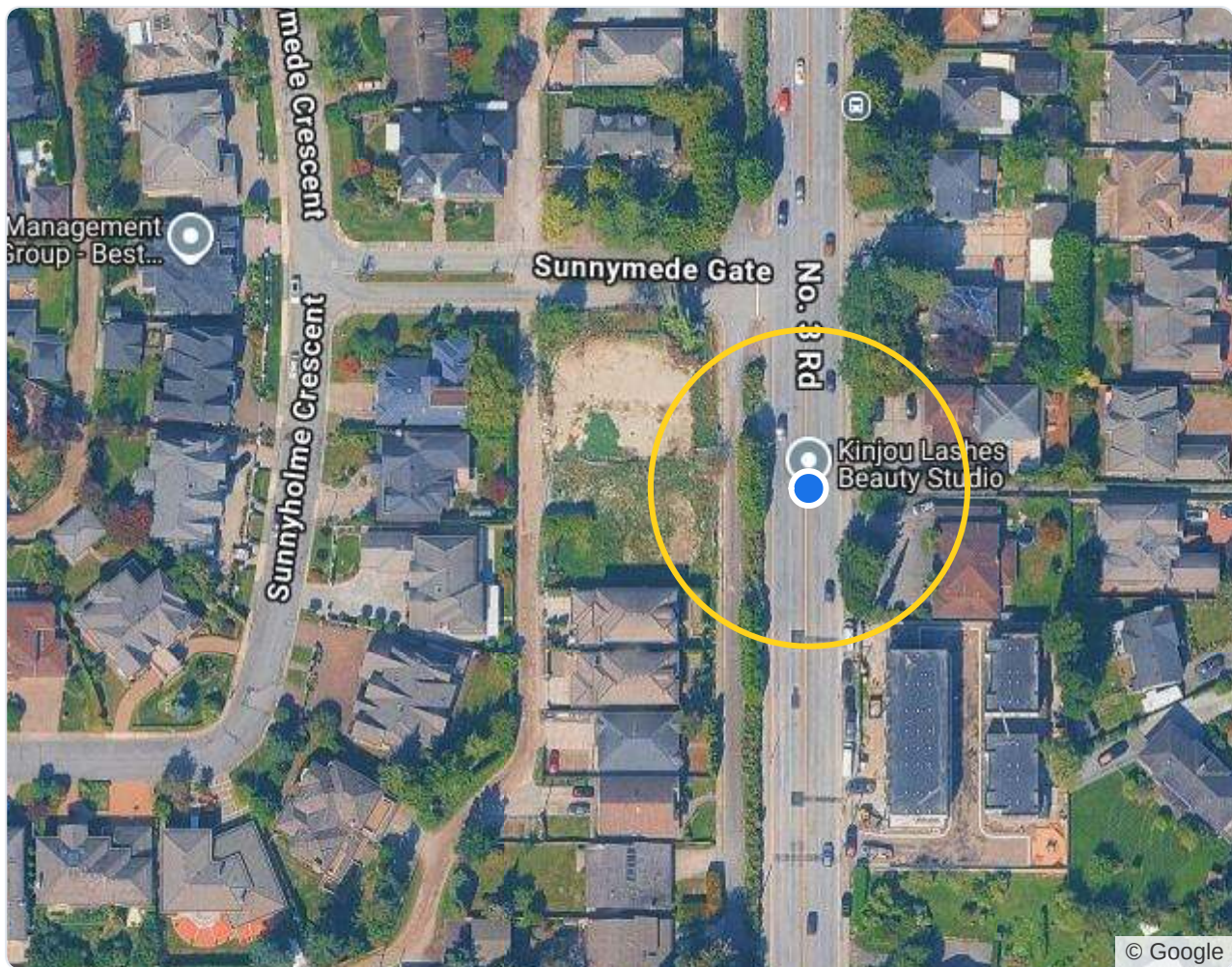
Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Air Cond./central | ✓ Elevator |
| ✓ Exercise Centre | ✓ Garden |
| ✓ In Suite Laundry | ✓ Meeting Room |
| ✓ Playground | ✓ Pool; Indoor |
| ✓ Recreation Center | ✓ Sauna/steam Room |
| ✓ Shared Bbq | ✓ Storage |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | ✓ Snow Removal |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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