

BUILDING BROCHURE

HERITAGE PARK - 8311 SAUNDERS BUILDING

8311 Saunders Rd. · Richmond, BC V7A 2A6 · Saunders



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1 FOR SALE
FROM \$899,000

12-MO SOLD TREND
24.9

Unit Mix

3 Bedroom

7 units

1,426 – 1,686 sf

from \$825,800

For Sale in Heritage Park - 8311 Saunders Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$899,000	3 / 3	1485 sf	\$605	2 8311 SAUNDERS ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,080,000	3 / 3ba	1625 sf	\$665	2025-01-28
\$1,073,000	3 / 3ba	1426 sf	\$752	2024-11-17
\$1,021,000	3 / 3ba	1686 sf	\$606	2022-01-17
\$852,000	3 / 3ba	1426 sf	\$597	2021-07-21

Value & Financing

Price Positioning

\$605 /sq ft

Active listings here average \$605/sf vs \$742/sf across Saunders.

18% below area average

Mortgage Snapshot

\$4,306 /mo

Entry price (from)	\$899,000
20% down payment	\$179,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1979	LEVELS 2	SUITES 18	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1294	MANAGEMENT Self Managed

Overview

Heritage Park is a desirable quiet area in the center of Richmond on Saunders Road. Heritage Park is well known for its park like setting, location and well maintained grounds. This is a central location that is close to transit, restaurants, minutes to Walter Lee Elementary School, Hugh McRoberts Secondary School, Childs World Preschool, South Arm Outdoor Pool, Richlea and Broadmoor Shopping Centres, medical services including Richmond Animal Hospital and Richmond Country Club. Direct access to the No 3 Road, Steveston Highway and other major routes allows an easy commute to surrounding destinations including Richmond Shopping Centre, Steveston Village and direct routes

to Vancouver, New Westminster and Surrey. Heritage Park offers 18 luxury beautifully renovated townhomes built in 1974. Most homes have two levels and spacious rooms, in-suite laundry, fireplace, skylit kitchen, built-in vacuum and plenty of storage. Homes offer private fenced back yard, front patio, garage and additional parking spot in front of the house. Heritage Park is a well maintained, quiet and secure complex â€œ Live here today!

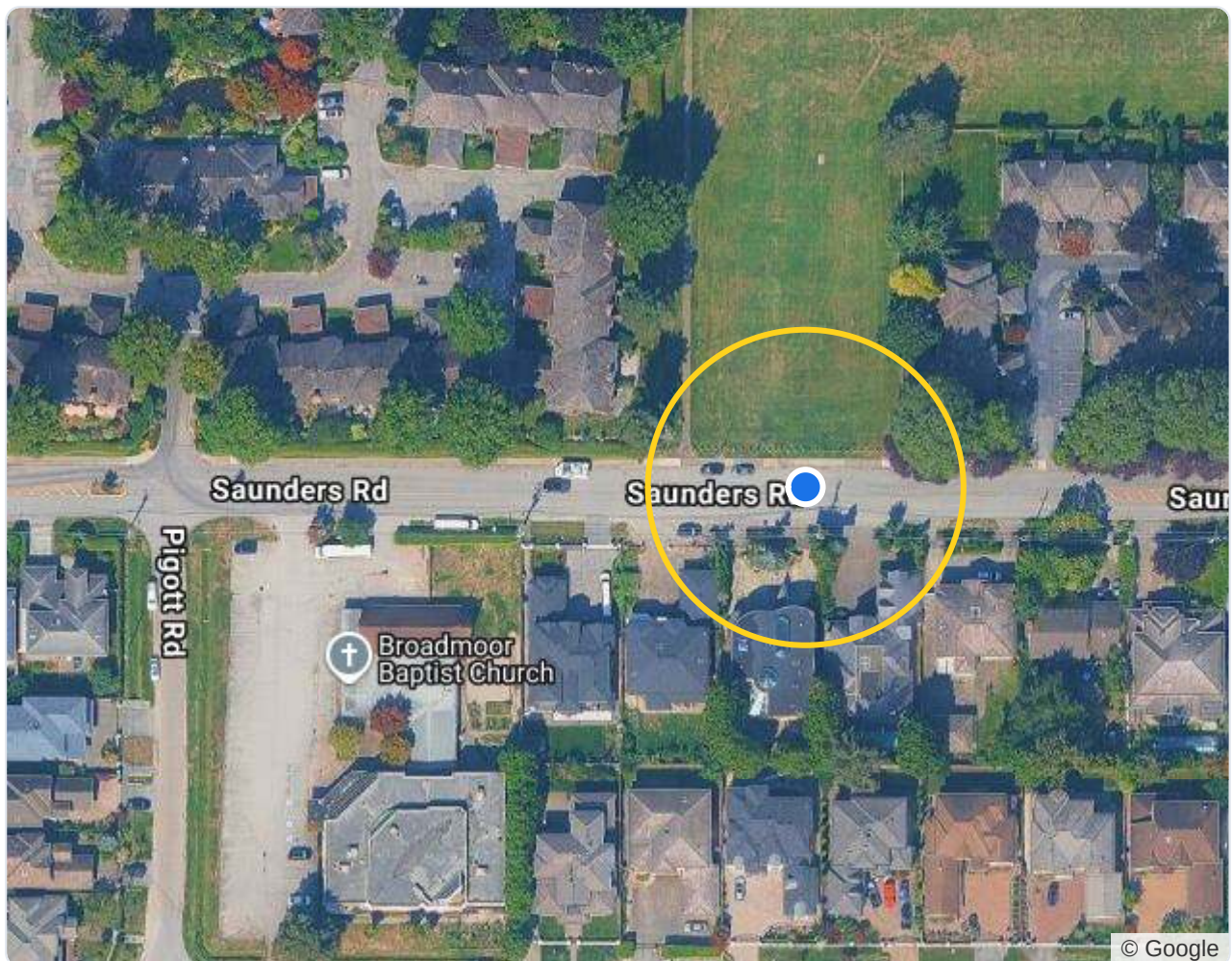
Amenities & Features

- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

604 671 7000 • les@6717000.com • bccondos.net



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