

BUILDING BROCHURE

SUNNYVALE - 8620 JONES BUILDING

8620 Jones Rd. · Richmond, BC V6Y 3Z4 · Brighthouse South



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6 FOR SALE
FROM \$398,800

10 SOLD · 12 MO
\$308,000-\$705,000



Unit Mix

1 Bedroom

33 units
647 – 915 sf
from \$308,000

2 Bedroom

44 units
890 – 1,101 sf
from \$485,500

3 Bedroom

9 units
1,025 – 1,425 sf
from \$594,000

For Sale in Sunnyvale - 8620 Jones Building & Complex

6 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$599,000	2 / 2	1023 sf	\$586	119 7800 ST. ALBANS ROAD
\$578,000	2 / 2	1018 sf	\$568	107 8620 JONES ROAD
\$533,000	2 / 2	957 sf	\$557	304 7800 ST. ALBANS ROAD
\$531,900	2 / 2	979 sf	\$543	317 7800 ST. ALBANS ROAD
\$435,000	1 / 1	680 sf	\$640	107 8600 JONES ROAD
\$398,800	1 / 1	665 sf	\$600	231 8620 JONES ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$308,000	1 / 1ba	648 sf	\$475	2026-06-19
\$573,000	2 / 2ba	1015 sf	\$565	2026-06-17
\$415,000	1 / 1ba	702 sf	\$591	2026-05-18
\$538,000	2 / 2ba	1015 sf	\$530	2026-04-08

Value & Financing

Price Positioning

\$582 /sq ft

Active listings here average **\$582/sf** vs **\$804/sf** across Brighthouse South.

28% below area average

Mortgage Snapshot

\$1,910 /mo

Entry price (from)	\$398,800
20% down payment	\$79,760
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1993	LEVELS 4	SUITES 296	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS500	DEVELOPER Jakin Group Of Companies
MANAGEMENT Homelife Advantage Realty Ltd.			

Overview

Sunnyvale - 8620 Jones Road Richmond, BC V6Y 3Z4, Canada. Strata Plan LMS500 - Conveniently situated in Brighthouse South. Located close to Garden City mall, several shops and banks. Walking distance from General Currie Elementary and Palmer Secondary schools. A short distance away from Richmond Centre - home to more than a 100 shops and services. Direct access to public transport provides routes to the rest of Richmond, YVR and Vancouver. Built in 1993, Sunnyvale offers 296 comfortable 4-level townhouses featuring spacious floorplans, high ceilings, quality finishes, in-suite laundries, secured underground parking and storage, beautiful courtyard gardens, in-door heated pool, swirl pool, gym, spa and clubhouse. Maintenance fees include caretaker, garbage pickup, gardening, hot water, management and recreation facilities. Sunnyvale is perfect for comfortable, convenient townhome living in a central location - move to this neighbourhood today!

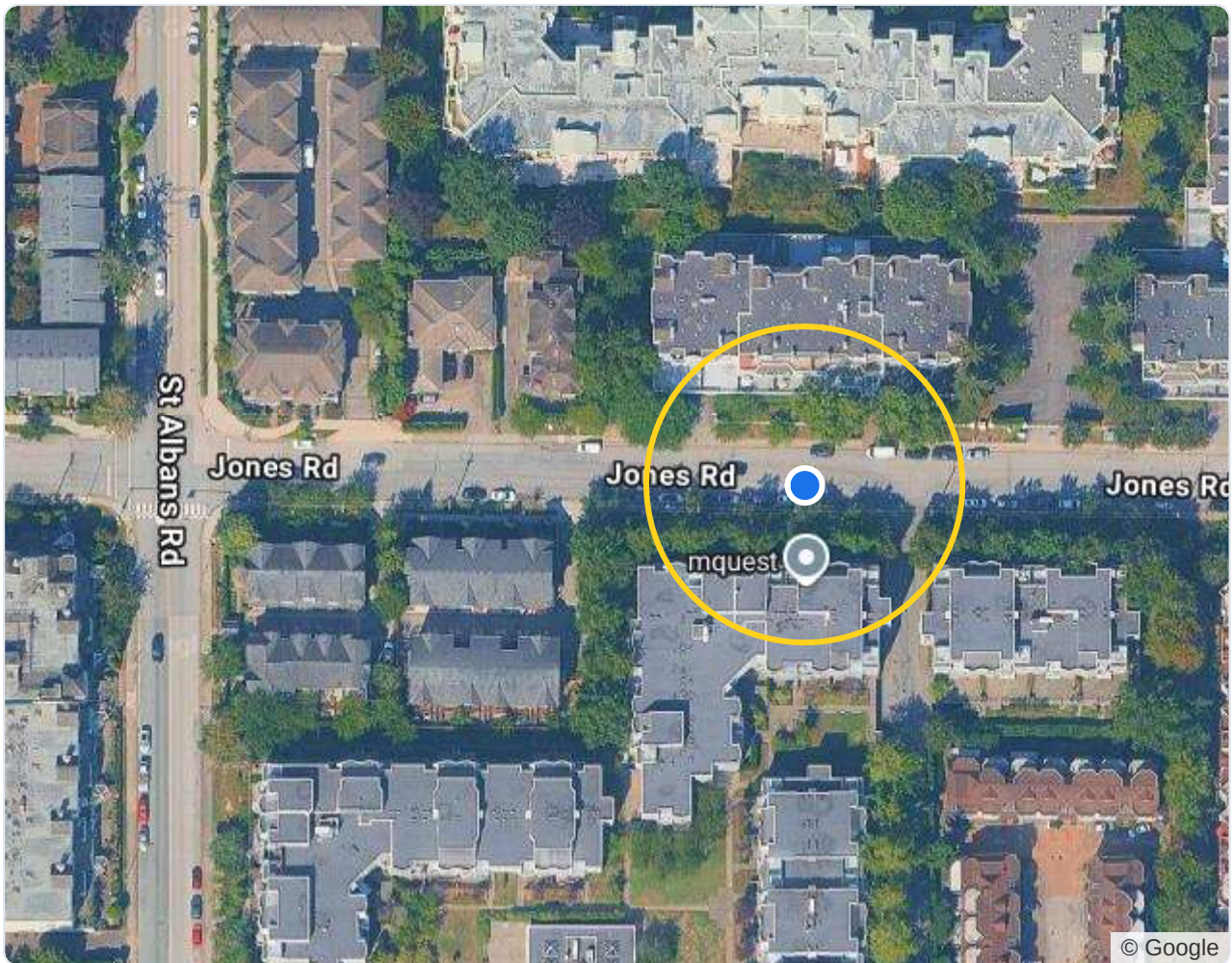
Amenities & Features

✓ None

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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