

BUILDING BROCHURE

CATALINA - 8655 JONES BUILDING

8655 Jones Rd. · Richmond, BC V6Y 3V7 · Brighthouse South



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2 FOR SALE
FROM \$435,000

2 SOLD · 12 MO
\$432,000–\$443,800



Unit Mix

1 Bedroom

11 units
694 – 900 sf
from \$378,000

2 Bedroom

8 units
970 – 1,100 sf
from \$470,000

For Sale in Catalina - 8655 Jones Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$688,000	2 / 2	1016 sf	\$677	303 8535 JONES ROAD
\$435,000	1 / 1	900 sf	\$483	100 8655 JONES ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$443,800	1 / 1ba	707 sf	\$628	2026-02-23
\$432,000	1 / 1ba	701 sf	\$616	2025-12-24
\$430,000	1 / 1ba	695 sf	\$619	2025-05-12
\$580,000	2 / 2ba	990 sf	\$586	2025-03-10

Value & Financing

Price Positioning

\$580 /sq ft

Active listings here average **\$580/sf** vs **\$799/sf** across Brighthouse South.

27% below area average

Mortgage Snapshot

\$2,083 /mo

Entry price (from)	\$435,000
20% down payment	\$87,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1991	LEVELS 3	SUITES 113	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3357	MANAGEMENT Ascent Real Estate Management Corporation

Overview

Catalina - 8655 Jones Road, Richmond, BC V6Y 1L7, NWS3357. Well managed rain-screened building with a new roof installed in 2010. Built in 1991, Catalina is conveniently situated in Brighthouse South on Jones Road and Garden City Road. Short drive to Westminster Highway and other major routes provides direct access to surrounding destinations including Vancouver, Burnaby and New Westminster. This complex consists of 113 units at 8655 and 8535 Jones Road.

Amenities include exercise centre, in-suite laundry, gas fireplace, covered balcony, caretaker, locker, secured parking stall, ample visitor parking, car wash facility and gardening. Walking distance to Richmond Centre, public transit, the new Canada Line and lots of shopping - Blundell Plaza and Garden City shopping centre, Marketplace, Shoppers Drug Mart, a wide variety of ethnic restaurants including Round Table Pizza and Ricky's All Day Grill. Short distance to RC Palmer Secondary, General Currie Elementary, Garden City Elementary and St. Pauls Schools, Brighthouse Park, Minoru Park, Heather Dolphin Neighbourhood Park, Richmond City Hall and Richmond Public Library. Don't miss out on this gem!

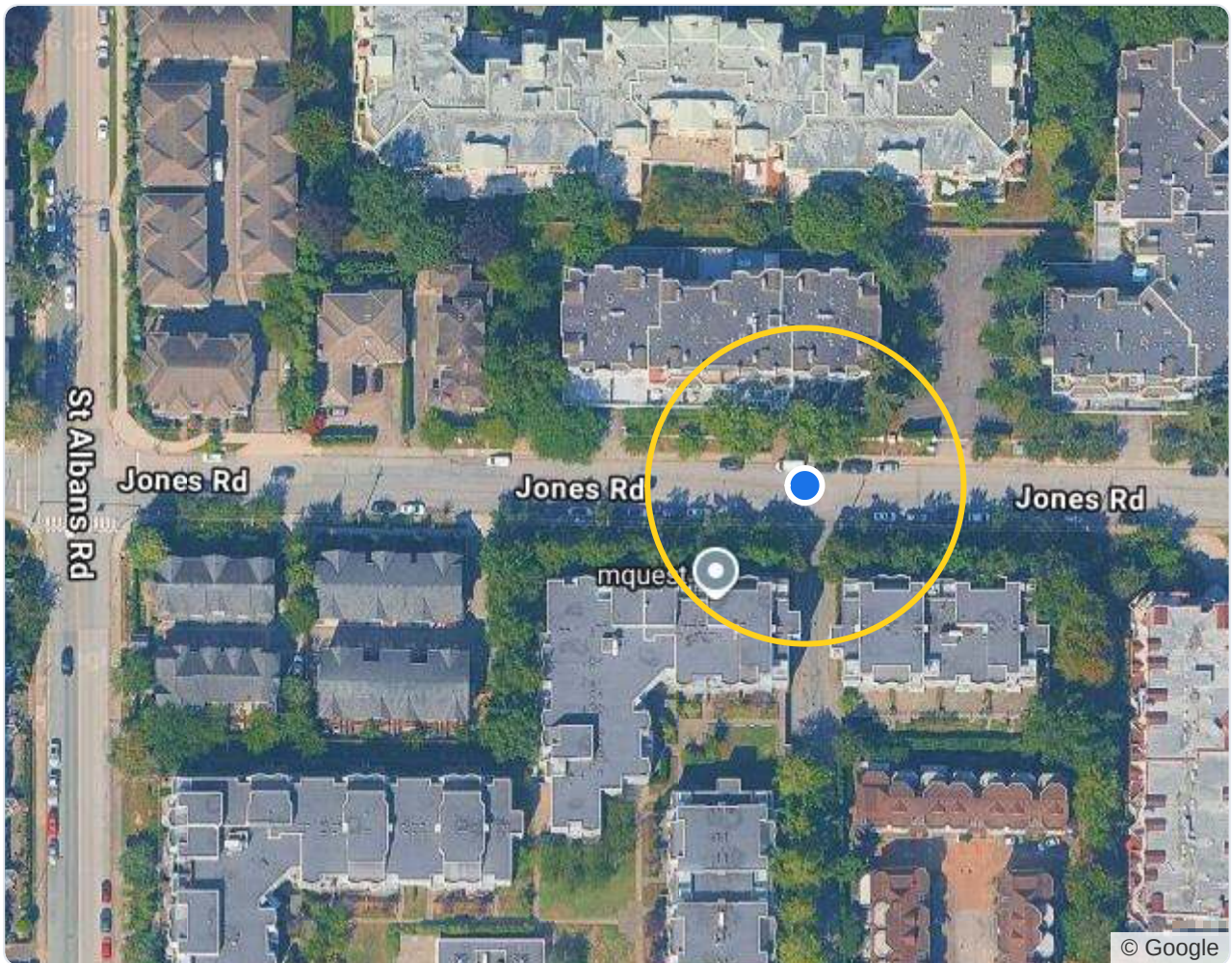
Amenities & Features

- | | |
|--------------------|-------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ In Suite Laundry | |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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