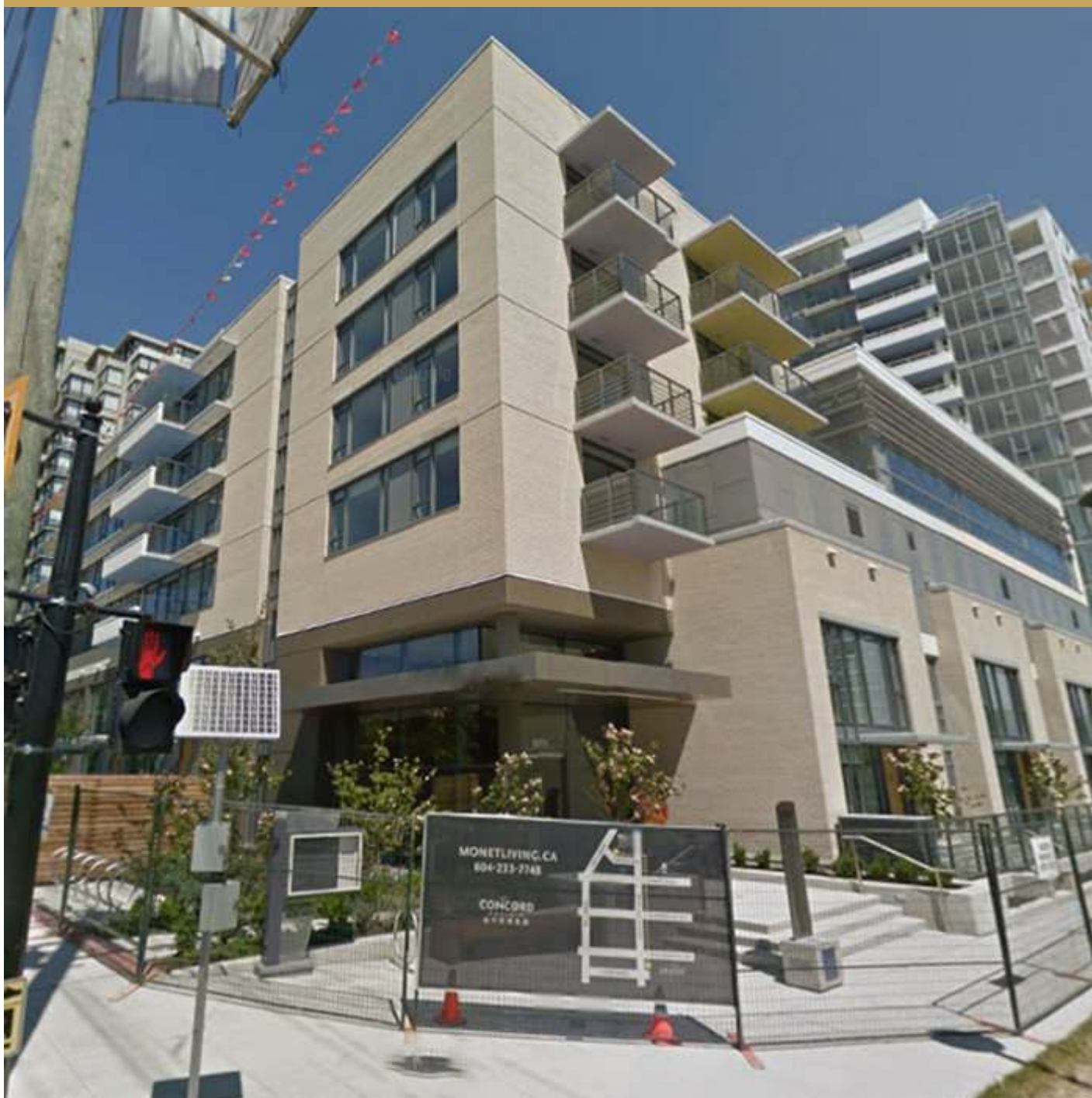


MONET

9019 Cook Rd. · Richmond, BC V6Y 0G6 · McLennan North



Scan to view online



3 FOR SALE
FROM \$499,000

3 SOLD · 12 MO
\$480,000–\$700,000



Unit Mix

1 Bedroom

25 units
547 – 635 sf
from \$480,000

2 Bedroom

24 units
843 – 1,650 sf
from \$700,000

3 Bedroom

3 units
1,253 – 1,285 sf
from \$910,000

For Sale in Monet & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$758,000	2 / 2	955 sf	\$794	1601 9099 COOK ROAD
\$539,800	1 / 1	578 sf	\$934	805 9099 COOK ROAD
\$499,000	1 / 1	564 sf	\$885	1209 9099 COOK ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$700,000	2 / 2ba	955 sf	\$733	2026-01-20
\$480,000	1 / 1ba	547 sf	\$878	2025-12-19
\$700,000	2 / 2ba	955 sf	\$733	2025-10-24
\$718,800	2 / 2ba	843 sf	\$853	2025-08-13

Value & Financing

Price Positioning

\$871 /sq ft

Active listings here average \$871/sf vs \$808/sf across McLennan North.

8% above area average

Mortgage Snapshot

\$2,390 /mo

Entry price (from) \$499,000
20% down payment \$99,800
Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 2015	LEVELS 6	SUITES 153	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2830	DEVELOPER Concord Pacific
ARCHITECT W.t. Leung Architects Inc.			

Overview

Monet - 9019 Cook Road, Richmond, BC V6Y 0G6, Canada. Strata plan EPS2830. Crossroads are Cook Road and Garden City Road. A six-storey mid-rise building over a parking structure, and 11 two-storeys units with ground level entry. Completed in 2015. Monet offers first class amenities. Outside is the private water garden with fire pit lounge and inside is the 5-star entertainment hall lavishly appointed with a gourmet kitchen, custom dining table for 10, grand piano and a motorized projection screen with karaoke equipment. Developed by Concord Pacific. Architectural design by W.T. Leung Architects. Maintenance fees include garbage pickup, gardening, gas, hot water, management, recreation facility, snow removal and other.

Nearby park is Garden City Park. Nearby schools are Henry Anderson Elementary, A.R. MacNeill Secondary School, Walton College, Richmond Secondary School, RC Palmer Secondary, Richmond International High School & College, Omni College and Amethyst College. The closest grocery stores are Great One Supermarket, Wah Shang Supermarket Ltd, Snack Land & Grocery Ltd, Grand Value Asian Supermarket, Langley Farm Market and PriceSmart Foods.

Amenities & Features

- ✓ Club House
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Recreation Center
- ✓ Elevator
- ✓ Garden
- ✓ Playground
- ✓ Storage

Maintenance Fees Include

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

Location



Les Twarog

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Book a Viewing
scan or call