

BUILDING BROCHURE

MONET

9099 Cook Rd. · Richmond, BC V6Y 4J7 · 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

Mortgage Snapshot

\$2,390 /mo

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

8% above area average

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 16	SUITES 153	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2830	DEVELOPER Concord Pacific
ARCHITECT W.t. Leung Architects Inc.		MANAGEMENT First Service Residential	

Overview

Monet - 9099 Cook Road, Richmond, BC, V6Y 4J7 Canada - 16 storeys, 142 units, completed in summer 2015. Strategically positioned in the heart of downtown Richmond at the corner of Garden City Road and Cook Road and across from Richmond Center, Monet is one of Concord Pacific most highly-acclaimed projects. Offering a dramatic water garden and central courtyard with beautiful water fall and lily pond, Monet has already forged a name as one of Richmonds iconic landmark projects.

Inside, its 1, 2, and 3 Bedroom homes range from 566 to 1,648sq. ft. and feature engineered hardwood flooring, high end Miele appliances, quartz countertops, marble backsplash, contemporary wood veneer cabinetry, and marble bathrooms. Floor to ceiling windows bring in natural light and balconies provide extra space for outdoor living.

Monet will offer first class amenities including a five star, resort style entertainment hall with a gourmet kitchen, custom dining table for 10, a grand piano, and a fireside lounge with projection screen and a karaoke system, fully equipped GYM, Mah-Jong games room, kid's play area, outdoor lounge seating, and well-designed courtyard.

Ideally situated in Garden City Community, Monet is adjacent to Garden City Community Park, across from steps from Brighthouse SkyTrain Station and Richmond Center, blocks from Richmond Hospital, Richmond Library, Minoru Park, Aquatic Centre, Richmond City Hall, Lansdowne Centre, and Yaohan Centre, and a short drive to YVR and Downtown Vancouver. If you have children attend to schools, Monet is also close to A.R. MacNeill Secondary, Henry Anderson Elementary, Fine Art Montessori Child Care Center, William Cook Elementary, and Kwantlen Polytechnic University.

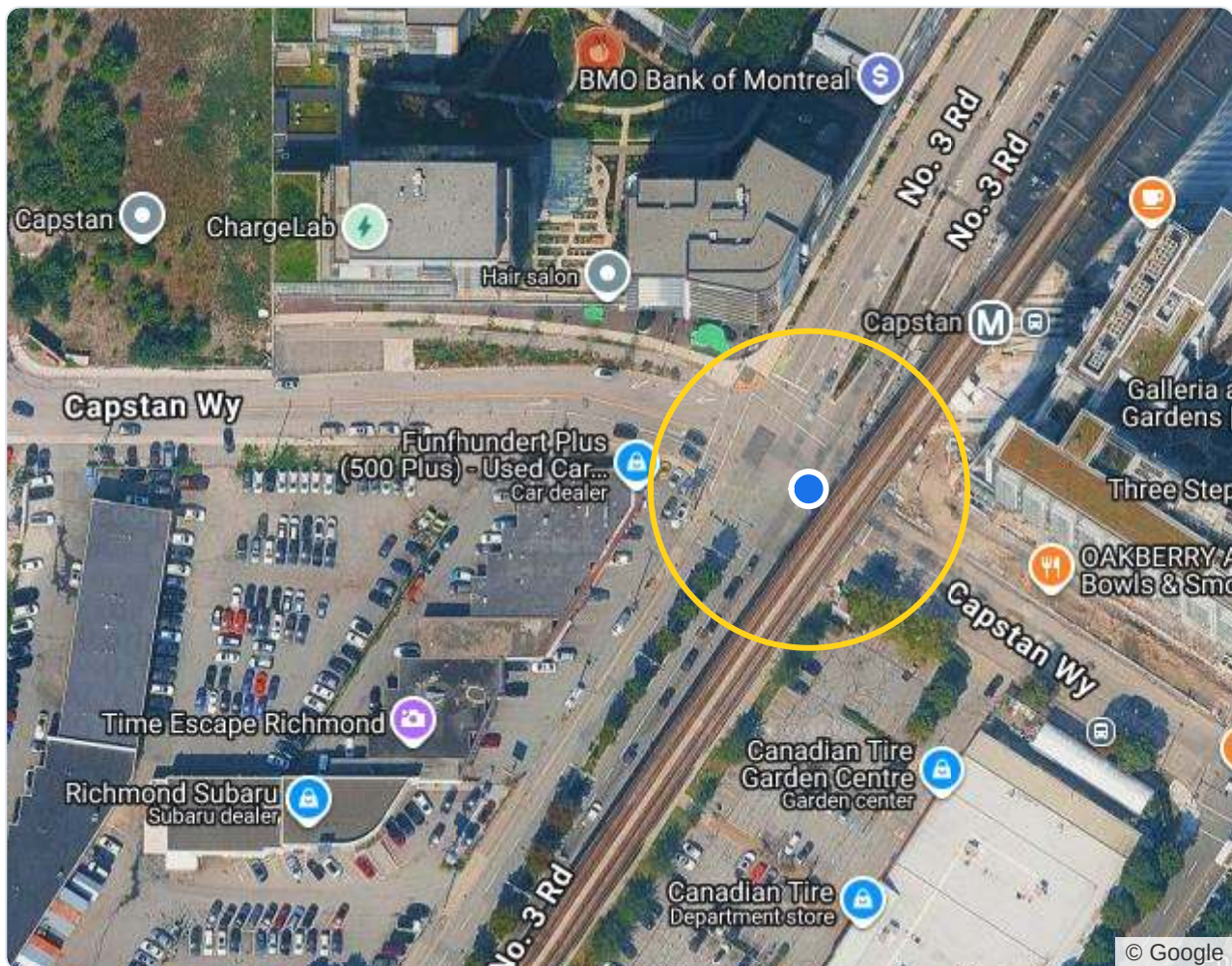
Amenities & Features

- ✓ Elevator
- ✓ Garden
- ✓ Playground
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



Book a Viewing
scan or call