

BUILDING BROCHURE

KENSINGTON COURT - 9100 FERNDALE BUILDING

9100 Ferndale Rd. · Richmond, BC V6Y 4L1 · McLennan North



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1 FOR SALE
FROM \$649,000

7 SOLD · 12 MO
\$533,000-\$710,000

12-MO SOLD TREND
-20.4

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom 6 units 694 – 765 sf from \$490,000	2 Bedroom 48 units 800 – 995 sf from \$523,000	3 Bedroom 3 units 1,060 – 1,104 sf from \$649,000
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For Sale in Kensington Court - 9100 Ferndale Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$649,000	3 / 2	1060 sf	\$612	407 9200 FERNDAL ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$581,000	2 / 2ba	811 sf	\$716	2026-04-14
\$533,000	2 / 2ba	862 sf	\$618	2026-04-06
\$710,000	2 / 2ba	995 sf	\$714	2026-03-24
\$625,000	2 / 2ba	861 sf	\$726	2026-03-13

Value & Financing

Price Positioning \$612 /sq ft Active listings here average \$612/sf vs \$810/sf across McLennan North. 24% below area average	Mortgage Snapshot \$3,108 /mo Entry price (from) \$649,000 20% down payment \$129,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2006	LEVELS 4	SUITES 156	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1659	DEVELOPER Ledingham Mcallister
MANAGEMENT Dorset Realty Group			

Overview

Kensington Court - 9100 Ferndale Rd, Richmond, BC V6Y 1X4. Strata No BCS1659 - located in McLennan North area of Richmond, next to Garden City Park, close to Garden City and Blundell Shopping mall. Palmer Secondary, Macneill Secondary, Garden City Elementary, General Currie Elementary and De Beck Elementary are steps away. Brighthouse Park, Richmond Secondary, Minoru Park, Richmond Centre, Gateway Theatre, Hockey Club, Aquatic Centre, Richmond Public Library, City Hall, Lansdowne Mall, Kwantlen University, PriceSmart and a lot of restaurants are a couple of blocks from the complex. The bus stops at your door and the Brighthouse and Lansdowne skytrain station is minutes away which gives you an easy access to Vancouver and Airport. Kensington Court was built in 2006 by Ledingham McAllister. Four levels, frame-wood construction, full rain screen. The complex features excellent facilities including gym, common room with kitchen, pool table, outdoor play area and patio. This complex consists of 79 units at 9100 Ferndale Rd. and 77 units at 9200 Ferndale Rd. The maintenance fee includes caretaker, garbage pickup, gardening, gas, hot water, management and recreation facility. Two pets are allowed. Rentals are permitted with some restrictions.

Crossroads are Garden City and No.4 Rd

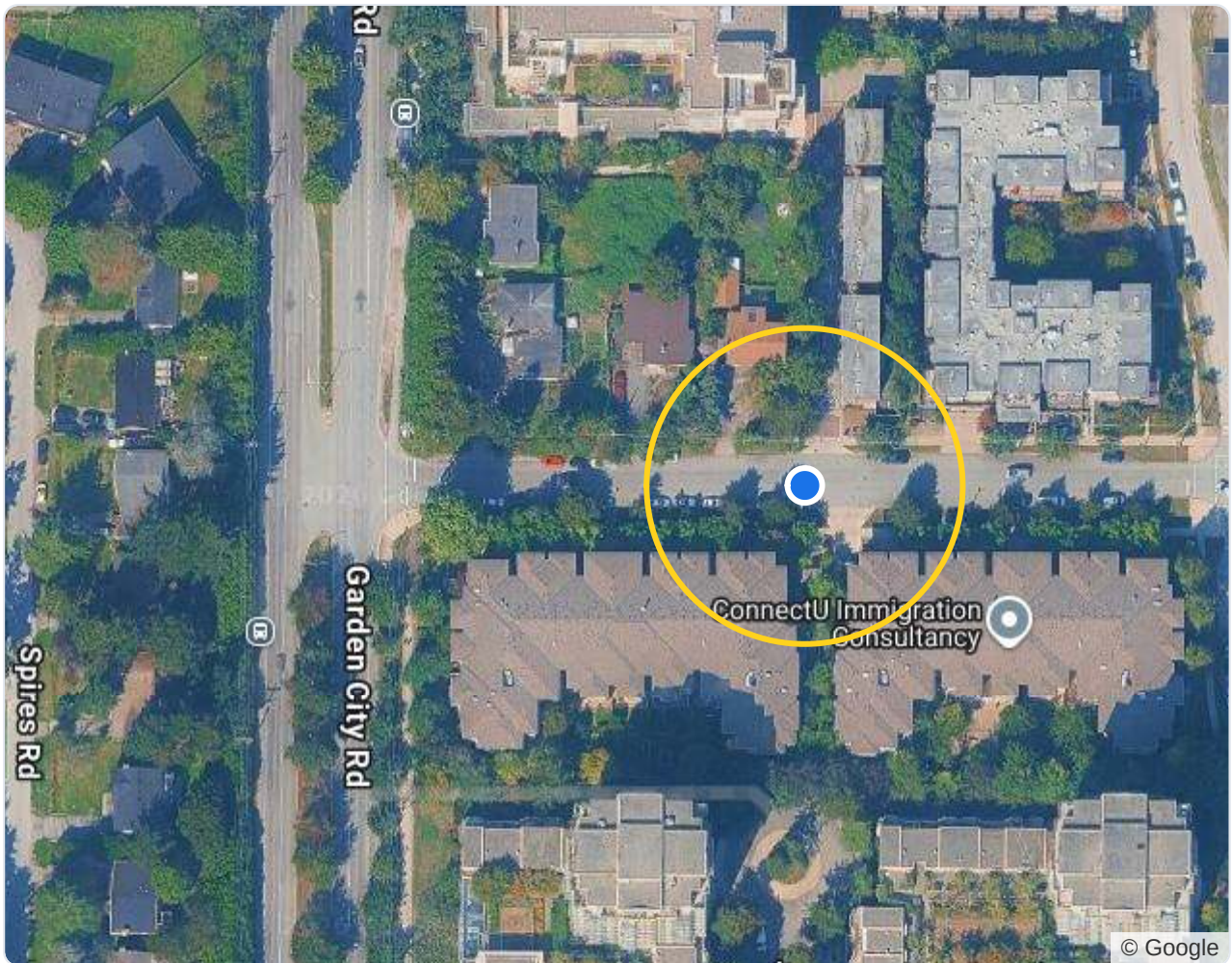
Amenities & Features

✓ None

Maintenance Fees Include

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

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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