

BUILDING BROCHURE

WOODSTONE PLACE – 9101 HORNE BUILDING

9101 Horne St. · Burnaby, BC V3N 4M3 · Government Road



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2 FOR SALE
FROM \$420,000

8 SOLD · 12 MO
\$307,500–\$572,000



Unit Mix

1 Bedroom

15 units
686 – 985 sf
from \$307,500

2 Bedroom

36 units
900 – 1,141 sf
from \$371,700

3 Bedroom

7 units
1,100 – 1,150 sf
from \$487,000

For Sale in Woodstone Place - 9101 Horne Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$535,000	2 / 1	928 sf	\$577	124 9101 HORNE STREET
\$420,000	1 / 1	695 sf	\$604	311 9101 HORNE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$505,000	2 / 1ba	969 sf	\$521	2026-06-22
\$485,000	2 / 1ba	975 sf	\$497	2026-06-01
\$572,000	2 / 2ba	1121 sf	\$510	2026-05-28
\$385,000	1 / 1ba	730 sf	\$527	2026-04-26

Value & Financing

Price Positioning

\$590 /sq ft

Active listings here average **\$590/sf** vs **\$860/sf** across Government Road.

Mortgage Snapshot

\$2,011 /mo

Entry price (from) **\$420,000**
20% down payment **\$84,000**

31% below area average

Rate / amortization

5.24% · 25 yr

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

YEAR BUILT 1976	LEVELS 4	SUITES 120	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS462	MANAGEMENT Self Managed

Overview

Woodstone Place - 9101 Horne Street, Burnaby V3N 4L6, NWS462 - Conveniently located in the North Burnaby area close to Walmart and Lougheed Town Centre with its retail shops and specialty services. Restaurants close-by include Anducci's Italian Kitchen, Papa John's Pizza, Hanano Sushi and Grill and The Golden Boot Caffe to name a few. Lougheed Skytrain station providing direct access to Downtown Vancouver is a short distance away. Schools nearby include St. Michael's, Roy Stibbs and Hume Park Elementary Schools. For grocery shopping Kin's Farm Market and Safeway are located just around the corner on Austin Road, Pricesmart is a short stroll away on North Road. Cameron Recreation Complex is only a step away for fitness classes, raquetball, squash and more. Public transit routes allow easy access to Burnaby, Vancouver and YVR. Highway 1 providing an easy commute to all areas of the Lower Mainland is a 5 minute drive away.

Woodstone Place was built in 1976 and consists of two buildings with 120 homes featuring laminate flooring, cosy gas fireplaces, soaker tubs, insuite laundries, private balconies and storage lockers. Building updates include paint, upgraded plumbing and freshening up of common areas. Enjoy the amenities offered : gym, indoor pool, hot tub, sauna, lounge and workshop. Maintenance fees include caretaker, garbage pickup, gardening, gas, heat, hot water, management and recreation facilities.

Convenient location, well maintained building, onsite amenities - move to Woodstone Place today!

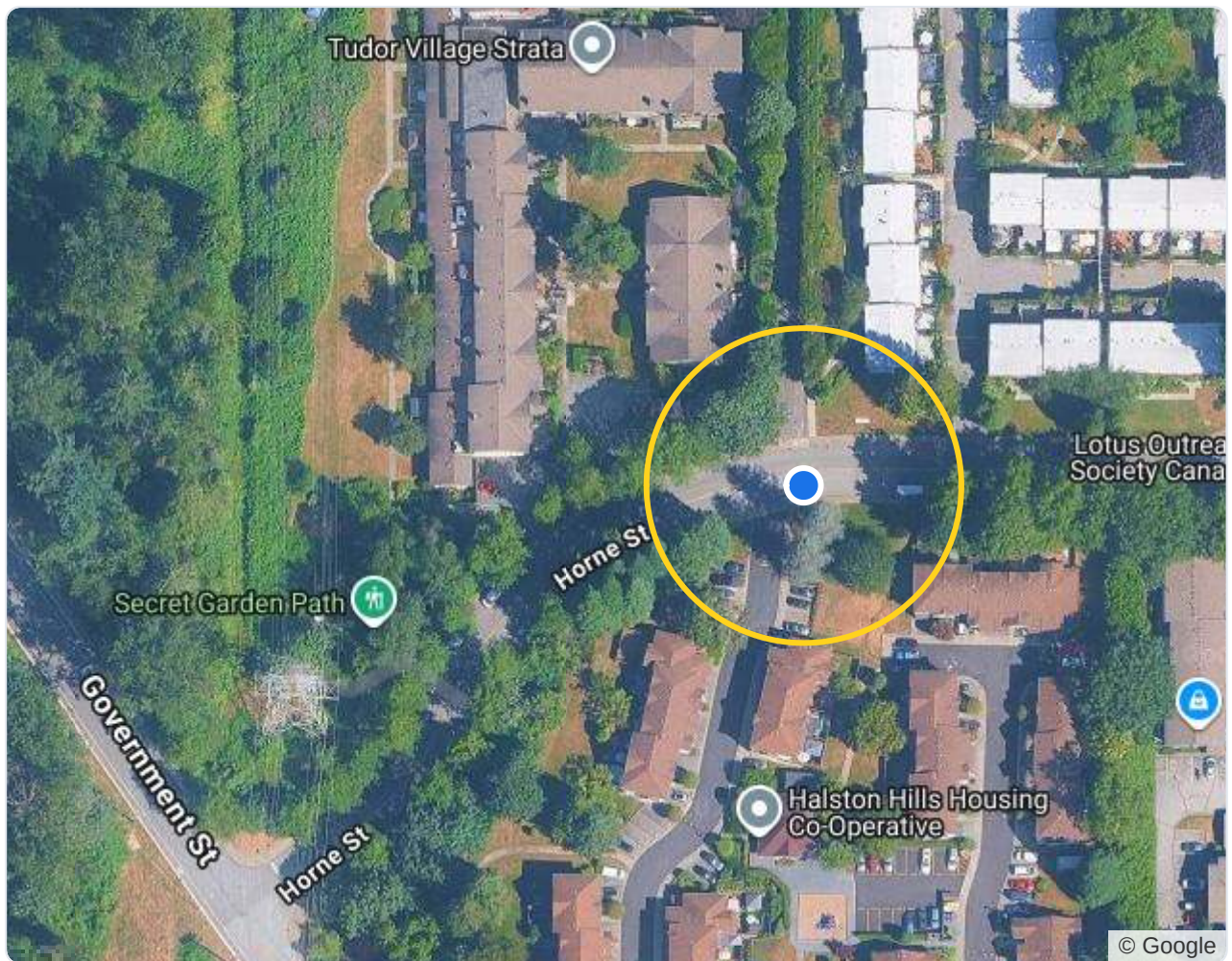
Amenities & Features

- ✓ In Suite Laundry
- ✓ Sauna/steam Room
- ✓ Pool; Indoor
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Heat
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Hot Water

Location



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