

BUILDING BROCHURE

CHANCELLOR GATE - 8640 CITATION BUILDING

8640 Citation Dr. · Richmond, BC V6Y 3A3 · Brighthouse



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3 FOR SALE
FROM \$348,800

2 SOLD · 12 MO
\$355,000–\$360,000


12-MO SOLD TREND
-10.6

Unit Mix

Studio

1 unit
465 – 465 sf
from \$349,000

1 Bedroom

31 units
450 – 697 sf
from \$280,000

2 Bedroom

12 units
808 – 910 sf
from \$390,000

For Sale in Chancellor Gate - 8640 Citation Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$349,900	1 / 1	676 sf	\$518	308 8900 CITATION DRIVE
\$349,000	1 / 1	650 sf	\$537	103 8640 CITATION DRIVE
\$348,800	1 / 1	676 sf	\$516	210 8640 CITATION DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$360,000	1 / 1ba	665 sf	\$541	2025-11-14
\$355,000	1 / 1ba	676 sf	\$525	2025-11-09
\$510,000	2 / 1ba	865 sf	\$590	2025-08-06
\$349,000	1 / 1ba	453 sf	\$770	2025-05-19

Value & Financing

Price Positioning

\$524 /sq ft

Active listings here average **\$524/sf** vs **\$808/sf** across Brighthouse.

35% below area average

Mortgage Snapshot

\$1,670 /mo

Entry price (from) **\$348,800**

20% down payment **\$69,760**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1980	LEVELS 3	SUITES 134	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1406	

Overview

Chancellor Gate - 8640 Citation Drive, Richmond, BC V6Y 3A3, NWS1406 - Located in the desirable and convenient Central Richmond area on Citation Drive and Garden City Road. Chancellor Gate is a well-managed townhouse with the well maintained grounds. While nestled in a quiet tree-lined neighbourhood the same time it is centrally located to transit, restaurants, coffee shops, close to Richmond City Hall, Richmond Hospital, Richmond Public Library, all type of

medical services and recreation facilities. Direct access to Westminster Highway and other major routes allows an easy commute to surrounding destinations including Vancouver, Burnaby and New Westminster. Chancellor Gate is in a minute walk to William Cook Elementary School, close to Henry Anderson Elementary School, Kwantlen Polytechnic University, Brighouse and Minoru parks, Richmond and Lansdowne Shopping Centres, Value Village and a wide variety of ethnic restaurants including Daimasu, Wing Kee, Spicy Schezuan, Legends Pub, Sakura Sushi, Pizza Hut and many many others. Chancellor Gate on 8640 Citation Drive is three level building built in 1980. This complex features 2 buildings and offers 134 units at 8900 and 8640 Citation Drive. Most units feature laminated floors, living room that opens up to a large balcony, good size bedroom with a walk-in closet can easily to accommodate a king size bed. Plenty of in suite storage. Complex offers covered parking space, great club house amenities including outdoor pool, sauna, hot pool table, party room, basketball court and much more! Caretaker is available on site. Chancellor Gate offers great living in the heart of the desirable and safe Central Richmond neighbourhood - Live here today!

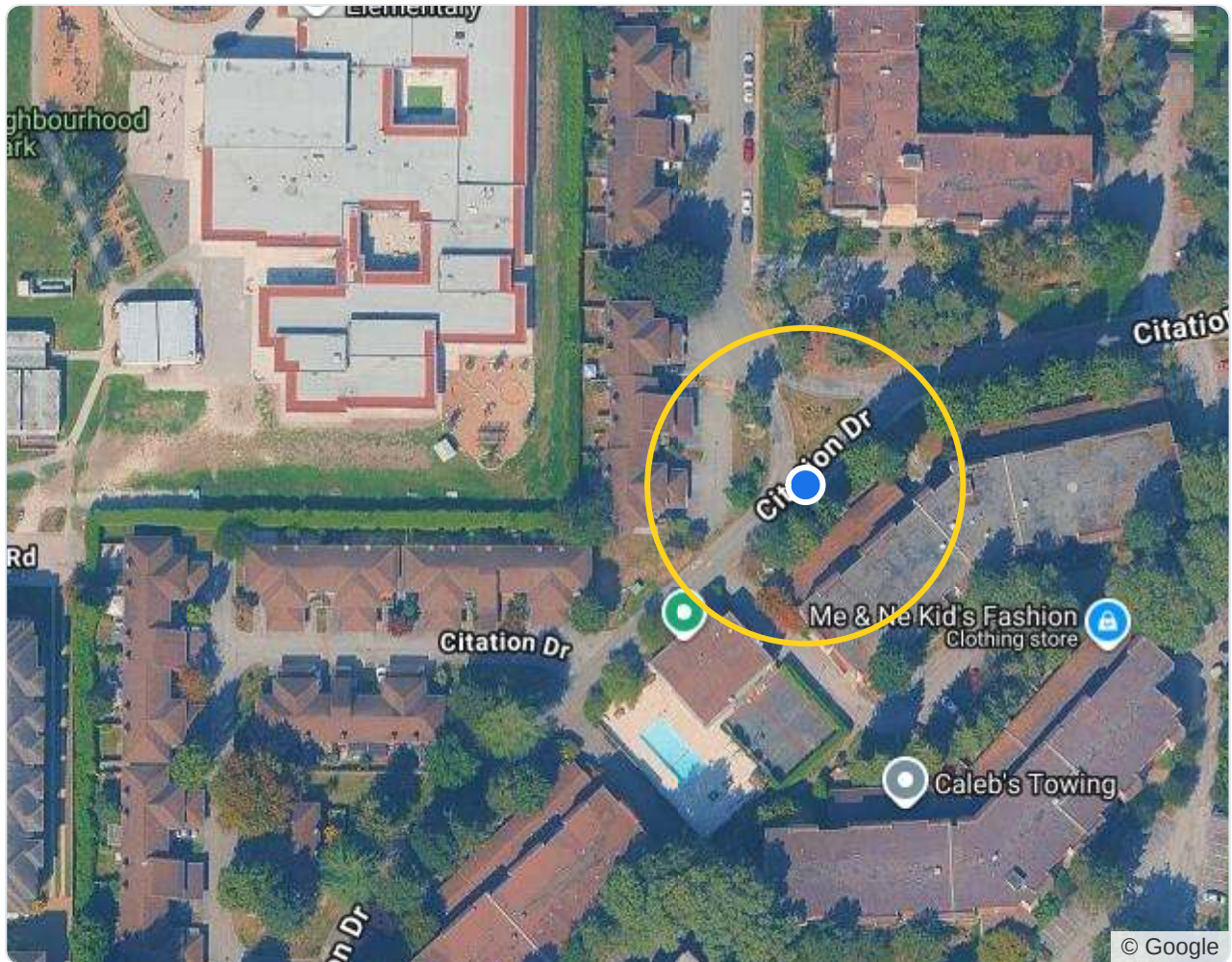
Amenities & Features

- | | |
|-----------------|---------------------|
| ✓ Club House | ✓ Elevator |
| ✓ Pool; Outdoor | ✓ Recreation Center |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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