

# MAPLE TREE LANE

6245 Sheridan Rd. · Richmond, BC V7E 4W5 · Woodward's



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**1** FOR SALE  
FROM \$1,090,000

**1** SOLD · 12 MO  
\$965,000–\$965,000



## Unit Mix

### 3 Bedroom

14 units  
1,402 – 2,003 sf  
**from \$875,000**

### 4 Bedroom

3 units  
1,800 – 1,957 sf  
**from \$1,080,000**

# For Sale in Maple Tree Lane & Complex

1 currently active

| ASKING      | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS       |
|-------------|--------------|---------|-------|----------------------|
| \$1,090,000 | 3 / 3        | 1687 sf | \$646 | 4 6245 SHERIDAN ROAD |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF | DATE       |
|-------------|---------|---------|-------|------------|
| \$965,000   | 3 / 2ba | 1402 sf | \$688 | 2026-04-20 |
| \$1,115,000 | 3 / 2ba | 1604 sf | \$695 | 2025-04-24 |
| \$1,189,200 | 3 / 3ba | 1721 sf | \$691 | 2025-03-04 |
| \$1,235,000 | 3 / 2ba | 1600 sf | \$772 | 2024-05-12 |

## Value & Financing

### Price Positioning

**\$646** /sq ft

Active listings here average **\$646/sf** vs **\$731/sf** across Woodwards.

12% below area average

### Mortgage Snapshot

**\$5,220** /mo

Entry price (from) **\$1,090,000**

20% down payment **\$218,000**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                                |
|---------------------------|-----------------------------------------|-------------------------------|------------------------------------------------|
| YEAR BUILT<br><b>1978</b> | LEVELS<br><b>2</b>                      | SUITES<br><b>76</b>           | CONSTRUCTION<br><b>Frame - Wood</b>            |
| EXTERIOR<br><b>Wood</b>   | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS2121</b> | MANAGEMENT<br><b>First Service Residential</b> |

## Overview

Maple Tree Lane - 6245 Sheridan Road, Richmond, BC V7E 4W5. Strata No LMS2121. Built in 1978, has two levels and frame-wood construction. Maple Tree Lane is a well-run strata complex whose amenities include large playground and tennis court. It features fenced backyard, attached car garage with additional parking on the driveway, tennis court, playground, security alarm, in-suite laundry, wooden fireplace, vaulted ceiling, built-in vacuum system, professionally landscaped garden and walk-in closet. This is a central location that is close to transit, restaurants, coffee shops, Steveston Village, medical services and recreation facilities.

## Crossroads No.2 Rd and Gilbert Rd

✓ Tennis Court(s)

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Recreation Facility

## An aerial photograph of a suburban neighborhood. A yellow circle is drawn around a specific location at the intersection of Sheridan Rd and an unnamed street. A blue dot is placed at the center of the circle. The surrounding area includes residential houses, trees, and a swimming pool. The text 'Sheridan Rd' is visible on the map. The Google logo is in the bottom right corner.





## Les Twarog

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