

BUILDING BROCHURE

MEZZO

7373 Turnill St. · Richmond, BC V6Y 4L7 · McLennan North



Scan to view online



1 FOR SALE
FROM \$1,098,000

1 SOLD · 12 MO
\$1,045,000–\$1,045,000



Unit Mix

3 Bedroom

3 units
1,205 – 1,410 sf
from \$952,000

4 Bedroom

4 units
1,377 – 1,480 sf
from \$1,045,000

For Sale in Mezzo & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,098,000	4 / 4	1480 sf	\$742	4 7373 TURNILL STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,045,000	4 / 4ba	1379 sf	\$758	2025-10-29
\$1,060,000	4 / 3ba	1377 sf	\$770	2025-06-12
\$1,238,000	3 / 3ba	1410 sf	\$878	2024-05-15
\$1,298,000	4 / 4ba	1475 sf	\$880	2022-04-05

Value & Financing

Price Positioning

\$742 /sq ft

Active listings here average **\$742/sf** vs **\$810/sf** across McLennan North.

8% below area average

Mortgage Snapshot

\$5,259 /mo

Entry price (from) **\$1,098,000**

20% down payment **\$219,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2010	LEVELS 3	SUITES 24	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3798	DEVELOPER Am-pri Construction Ltd.
MANAGEMENT Aa Property Management Ltd.			

Overview

Mezzo - 7373 Turnill St, Richmond, BC V6Y 4L7, BCS3798 - located in McLennan North area of Richmond, next to Anderson Elementary and Macneill Secondary and the park. Walking distance to Garden City Park, Palmer Secondary, Garden City Elementary, General Currie Elementary and De Beck Elementary, Brighthouse Park, Richmond Nature 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. The bus stops are steps away and the Brighthouse and Lansdowne skytrain station is minutes away from the development. Mezzo was built in 2010 by Am-Pri, frame-wood construction. The maintenance fee includes gardening and management. There are 24 units in strata. Pets are allowed with restrictions. Rentals are permitted. Most homes offer 3 bedroom, 2.5 bathrooms, 2 parking, 9' ceiling on large main floor with extensive crown moulding, hardwood floor, designer colour scheme, professional series stainless steel appliances, granite counters in the kitchen and all bathrooms.

Mezzo has impressive design that include advanced rain screen protection in every home for durability against the West Coast weather in addition to hard wired smoke detectors, and rough in wiring for alarm and central vacuum system. These homes under 2-5-10 National Home Warranty Program. The townhouse site-plan consists of five clusters of residences. The first cluster of 6 townhouses faces Garden City Rd with 4A plans, 1B and 1C. On the other side are two clusters of 5 townhouses while on the opposite site there are 4 clusters of 4 Mezzo Richmond townhomes, allowing for many end suites for homebuyers to choose from. All home floorplans consist of three levels, with the garage in basement. The Plan A at Mezzo townhouses, there are 3 bedrooms (all on the upper floor) with floor plan sizes between 1194 to 1223 square feet. Plan B is also 3 bedroom layout with 1183 to 1212 square feet in interior space. Two level Plan C at Mezzo townhouses features 1384 square feet and 3 bedrooms. The garage is on the main floor with walk up.

Crossroads are Garden City Rd and No.4 Rd

Amenities & Features

✓ None

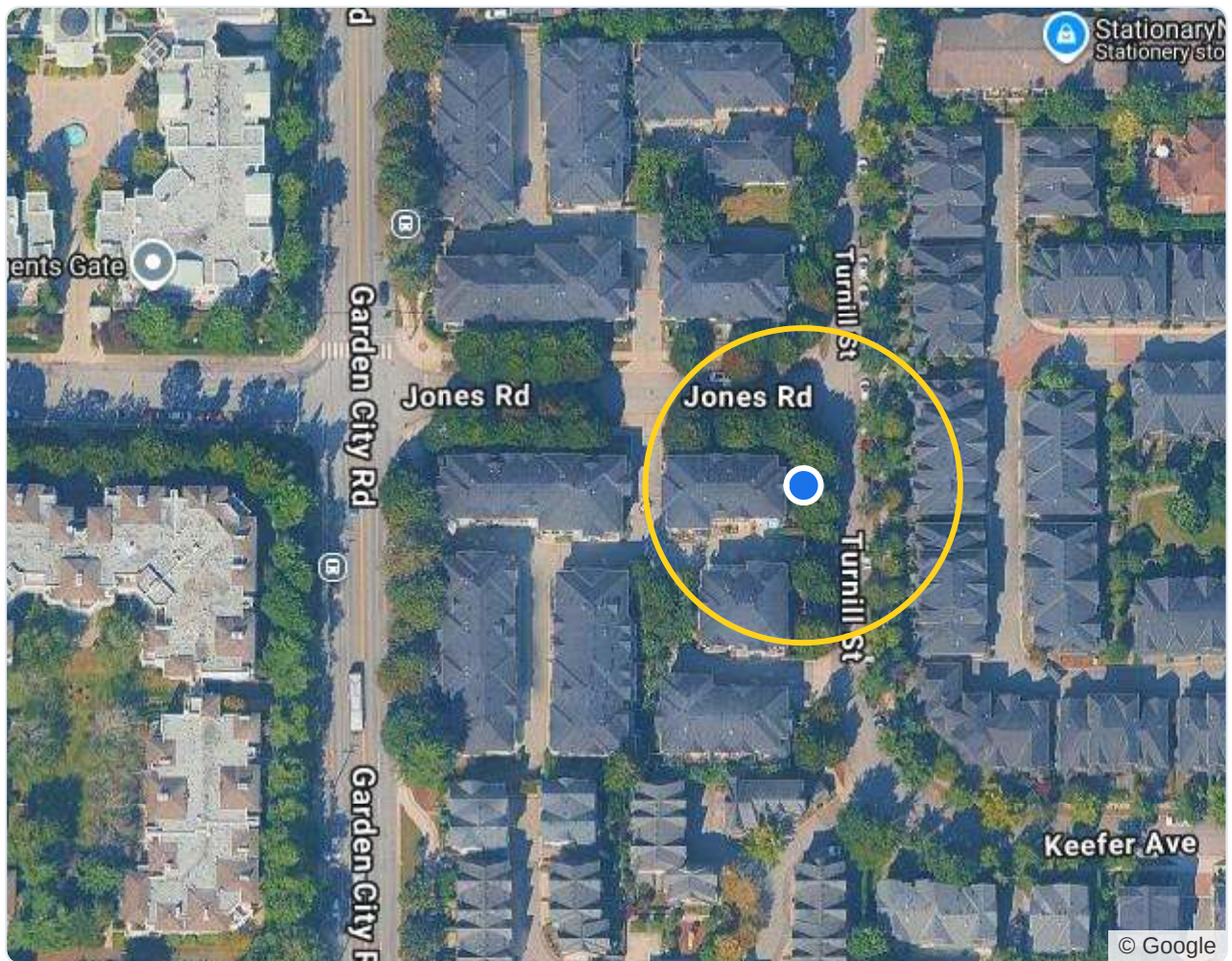
Maintenance Fees Include

✓ Gardening

✓ Management

✓ Other

Location



Les Twarog

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