

PRINCETON

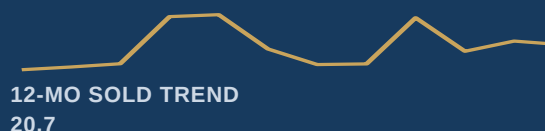
9551 Ferndale Rd. · Richmond, BC V6Y 1X4 · McLennan North



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4 FOR SALE
FROM \$998,000



Unit Mix

2 Bedroom

1 unit
1,295 – 1,295 sf
from \$998,000

3 Bedroom

14 units
1,360 – 1,641 sf
from \$867,000

4 Bedroom

8 units
1,473 – 1,700 sf
from \$945,000

For Sale in Princeton & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,189,000	4 / 3	1641 sf	\$725	32 9551 FERNDALÉ ROAD
\$1,100,000	4 / 3	1473 sf	\$747	51 9551 FERNDALÉ ROAD
\$1,099,000	3 / 3	1398 sf	\$786	25 9551 FERNDALÉ ROAD
\$998,000	2 / 2	1295 sf	\$771	29 9551 FERNDALÉ ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,151,000	3 / 3ba	1431 sf	\$804	2024-06-23
\$1,181,000	3 / 3ba	1567 sf	\$754	2024-02-25
\$1,100,000	3 / 3ba	1641 sf	\$670	2023-10-10
\$1,365,000	4 / 4ba	1700 sf	\$803	2023-08-16

Value & Financing

Price Positioning

\$757 /sq ft

Active listings here average \$757/sf vs \$786/sf across McLennan North.

4% below area average

Mortgage Snapshot

\$4,780 /mo

Entry price (from) \$998,000

20% down payment \$199,600

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 2007	LEVELS 3	SUITES 58	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2062	DEVELOPER Palladium
MANAGEMENT Dwell Property Management			

Overview

Princetoni»ç - 9551 Ferndale Road, Richmond, BC V6Y1X4, BCS2062 â€œ Located on Ferndale Road and No 4 Road in the popular McLennan North area that has become a vibrant urban

community filled with local amenities, entertainment venues, recreational facilities, schools, conveniences, shopping, restaurants and three major shopping malls within a short distance away. The Princeton townhomes in Richmond BC are also close to theatres, grocery stores, local golf courses, libraries and numerous parks for outdoor enjoyment. The notable landmarks around Princeton include the Riverport Entertainment Complex, Mafair Lakes Golf Course, Mikasa Golf Driving Range, Green Acres, and the Richmond Nature Park. Also around the Richmond Princeton condominium style townhomes is North McLennan Community Park, MacNeill Secondary School and Anderson Elementary School as well as Kwantlen University, Minoru Aquatic Centre and the Public Library. Residents at the Princeton townhomes will also be close to Minoru Park, Richmond Oval, Richmond Centre Mall, Lansdowne Park Shopping Centre, the Aberdeen Centre and Yoahan too. Direct access to the Westminster Highway, No 4 Road and other major routes allows an easy commute to Vancouver, Burnaby and Surrey. Princeton was built in 2007 and consists of 58 townhomes featuring bright and spacious rooms, electric fireplace, in-suite laundries, storage, private backyards, balcony, BBQ size deck, garage and an extra parking space at front of the house, large amount of visitors parking and quiet nicely landscaped garden. Well maintained building in quiet neighbourhood, yet close to amenities - become a part of the community at Princeton today! ï»¿

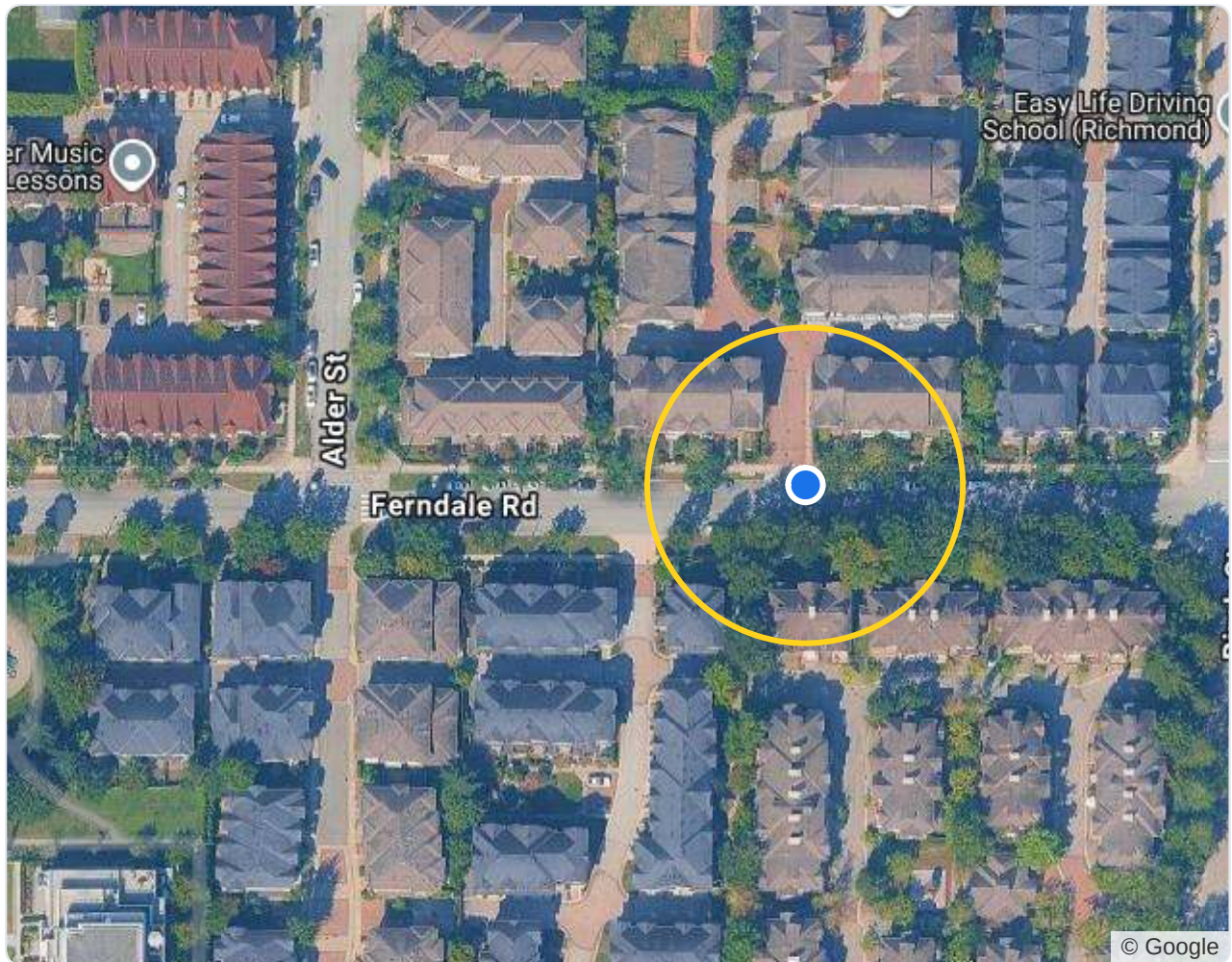
Amenities & Features

- ✓ Garden
- ✓ In Suite Laundry
- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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