

BUILDING BROCHURE

RIVERS REACH

5700 Andrews Rd. · Richmond, BC V7E 6N7 · Steveston South



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1 FOR SALE
FROM \$550,000

6 SOLD · 12 MO
\$535,000–\$699,000


12-MO SOLD TREND
-27.8

Unit Mix

1 Bedroom

17 units
657 – 710 sf
from \$468,000

2 Bedroom

35 units
758 – 1,122 sf
from \$550,000

For Sale in Rivers Reach & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$550,000	2 / 2	805 sf	\$683	332 5700 ANDREWS ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$590,000	2 / 2ba	875 sf	\$674	2026-07-09
\$548,000	1 / 1ba	702 sf	\$781	2026-06-24
\$535,000	1 / 1ba	687 sf	\$779	2026-04-26
\$605,000	2 / 1ba	773 sf	\$783	2026-04-16

Value & Financing

Price Positioning

\$683 /sq ft

Active listings here average **\$683/sf** vs **\$795/sf** across Steveston South.

14% below area average

Mortgage Snapshot

\$2,634 /mo

Entry price (from) **\$550,000**

20% down payment **\$110,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2002	LEVELS 4	SUITES 150	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS4512	DEVELOPER Adera

Overview

Rivers Reach at 5700 Andrews Road, Richmond, BC, V7E 6N7, strata plan LMS4512. This complex built in 2002 by Adera is a 4-storey condo project with 150 homes. Maintenance fee

includes garbage pickup, caretaker, gardening, gas, hot water and management. Amenities include a courtyard with its ponds, pathways and lagoon»آآآ. Pets allowed, Rentals allowed with restrictionsآآ.

Rivers Reach is located steps away from the dyke and Steveston Village with its boardwalk and Fisherman's Warf, community centre, Garry Point Park, the Marina, library, restaurants and Steveston Museum. Close to public transport & Elem School.

Crossroads are No.2 Road and Moncton Street.

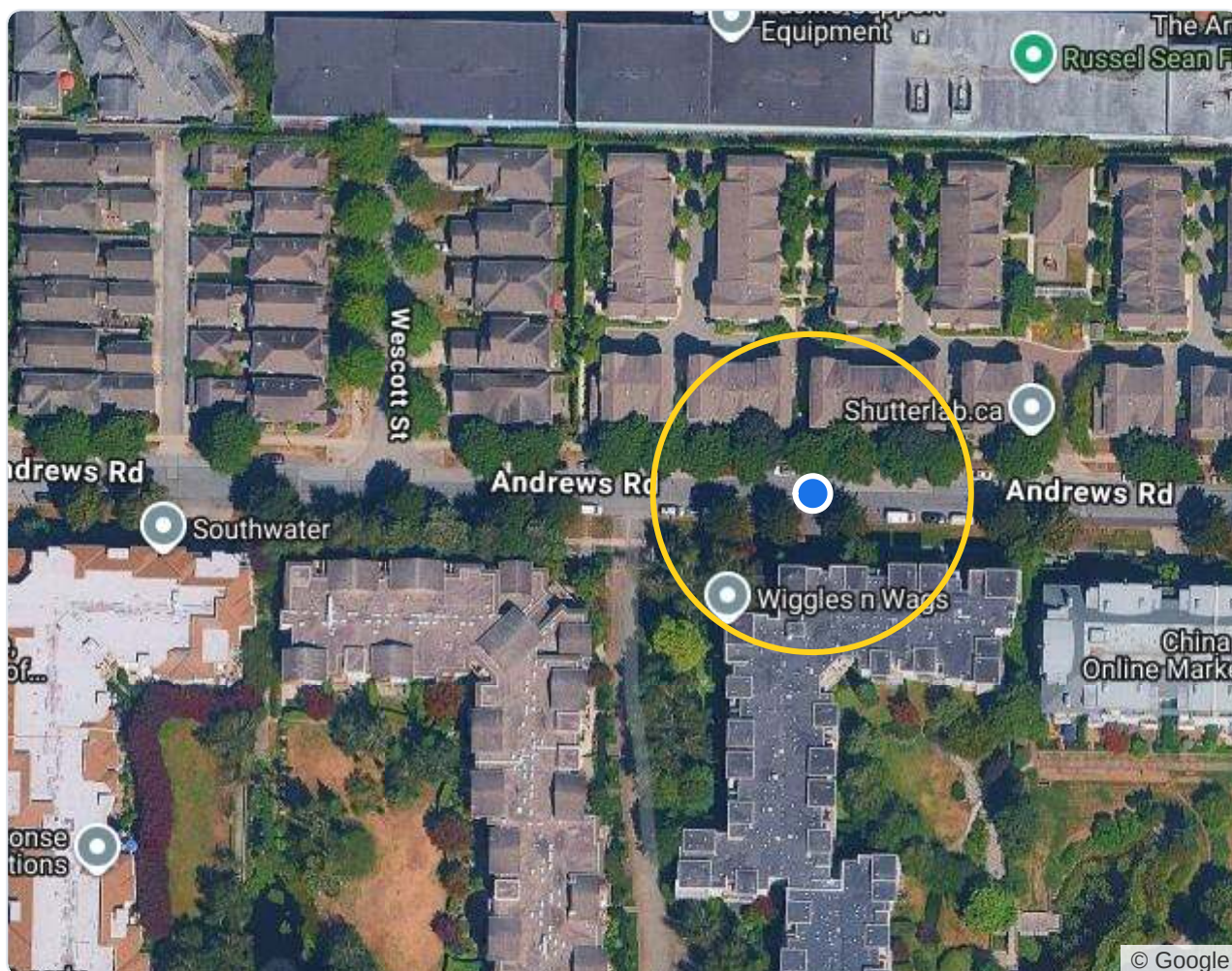
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location





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