

BUILDING BROCHURE

SANDBORNE WOODS

7345 Sandborne Ave. · Burnaby, BC V3N 4W6 · South Slope



Scan to view online



1 FOR SALE
FROM \$829,000

3 SOLD · 12 MO
\$648,000–\$740,000


12-MO SOLD TREND
5.4

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

2 Bedroom

21 units
1,050 – 1,488 sf
from \$520,000

3 Bedroom

1 unit
1,422 – 1,422 sf
from \$829,000

For Sale in Sandborne Woods & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$829,000	3 / 3	1422 sf	\$583	43 7345 SANDBORNE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$740,000	2 / 3ba	1172 sf	\$631	2026-05-26
\$648,000	2 / 3ba	1058 sf	\$612	2025-10-04
\$727,000	2 / 3ba	1232 sf	\$590	2025-09-09
\$788,800	2 / 3ba	1124 sf	\$702	2025-03-08

Value & Financing

Price Positioning

\$583 /sq ft

Active listings here average **\$583/sf** vs **\$767/sf** across South Slope.

24% below area average

Mortgage Snapshot

\$3,970 /mo

Entry price (from) **\$829,000**

20% down payment **\$165,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1992	LEVELS 4	SUITES 50	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS259	MANAGEMENT Self Managed

Overview

Sandborne Woods - 7345 Sandborne Avenue, Burnaby, BC V3N 4W6, LMS259 - Located on Sandborne Avenue and Station Hill Drive Avenue in the popular South Slope subarea of Burnaby

South - a vibrant urban community filled with local amenities, entertainment venues, recreational facilities, schools, conveniences, shopping and restaurants within a short distance away. Sandborne Woods is also close to theatres, local golf courses, libraries and numerous parks for outdoor enjoyment. The notable landmarks around Sandborne Woods include the Riverway Golf Course, Miura Golf, Michael J Fox Theatre, Southridge and Byrne Creek Urban Trails, Metropolis at Metrotown and the Burnaby South Memorial Park. Direct access to the Kingsway and other major routes allows for an easy commute to surrounding destinations including Vancouver, Richmond and New Westminister. Sandborne Woods is in a minute walk to Taylor Park Elementary School and Edmonds Skytrain Station, close to Byrne Creek Secondary School, Byrne Creek park, Kwong Lee Farm, West End Medicine Centre, PBF Pita Bread Factory, Choices Market and a wide variety of ethnic restaurants including Papa Daves Pizza, Marine Pub and Brew House, Me-N-Ed's Pizza Parlor, Pho Hong Vietnamese Restaurant, The One, Lhy Thai Restaurant and many others. Sandborne Woods is a four level complex built in 1992 that consists of 50 units featuring open living concept, gas fireplace, in suite laundry, walk-in closet, balcony and private roof top deck on the top floor. The complex features great amenities including clubhouse, private gated entrance, wheelchair access, elevator, car wash, storage and bike room. Maintenance fees include caretaker, garbage pickup, gardening, gas and management. Convenient location, beautiful views, onsite amenities - move to Sandborne Woods today!

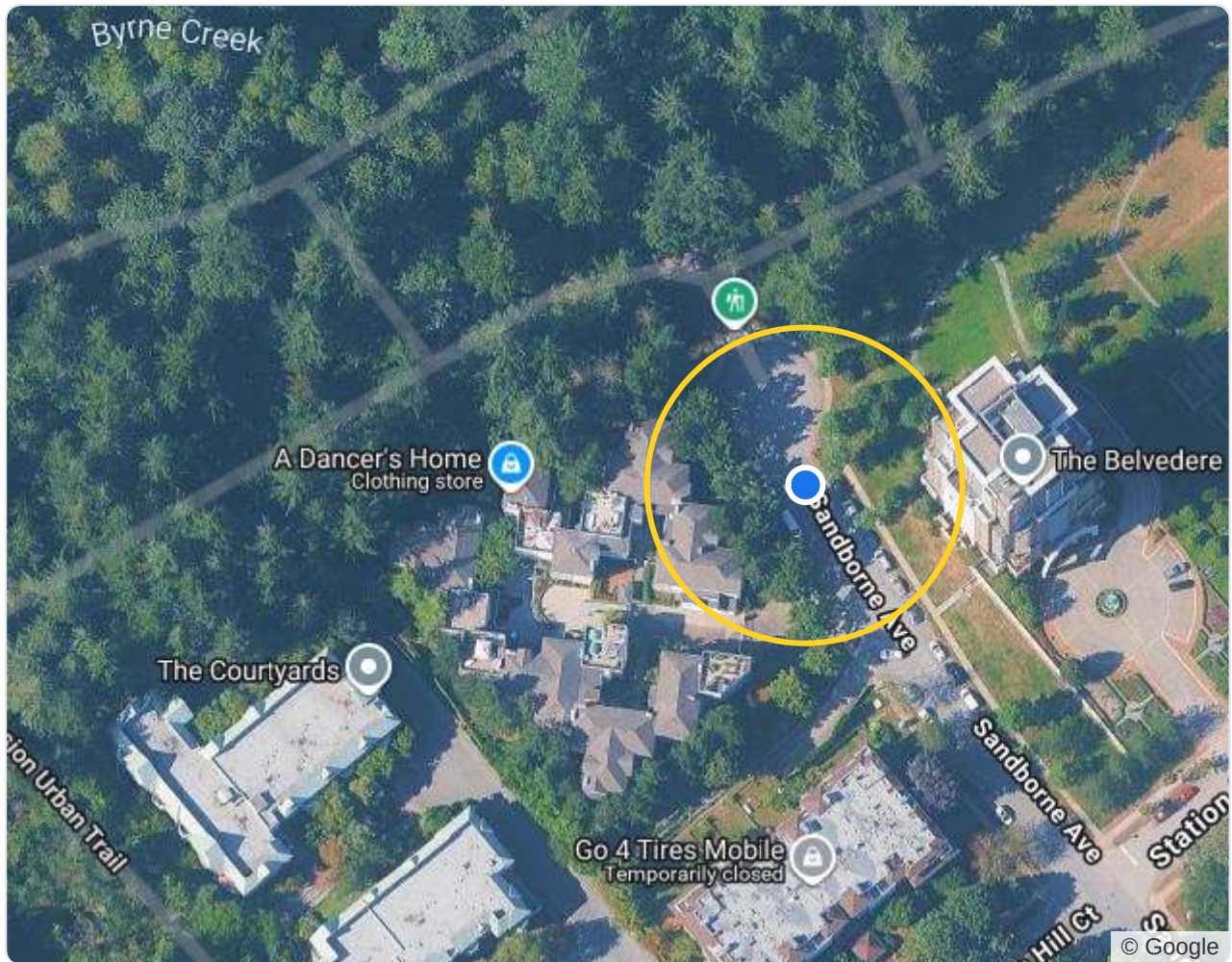
Amenities & Features

- | | |
|--------------------|------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

- | | |
|--------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Management | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call