

BUILDING BROCHURE

SOUTHWATER

5500 Andrews Rd. · Richmond, BC V7E 6M9 · Steveston South



2 FOR SALE
FROM \$678,000

7 SOLD · 12 MO
\$465,000–\$700,000



Unit Mix

1 Bedroom 23 units 647 – 796 sf from \$412,000	2 Bedroom 21 units 850 – 1,229 sf from \$530,000	3 Bedroom 1 unit 1,226 – 1,226 sf from \$905,000
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For Sale in Southwater & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$688,000	2 / 2	867 sf	\$794	122 5500 ANDREWS ROAD
\$678,000	2 / 2	865 sf	\$784	120 5500 ANDREWS ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$679,000	2 / 2ba	967 sf	\$702	2026-07-18
\$700,000	2 / 2ba	988 sf	\$709	2026-07-12
\$465,000	1 / 1ba	655 sf	\$710	2026-06-08
\$503,000	1 / 1ba	722 sf	\$697	2026-03-30

Value & Financing

Price Positioning

\$789 /sq ft

Active listings here average **\$789/sf** vs **\$799/sf** across Steveston South.

In line with the area

Mortgage Snapshot

\$3,247 /mo

Entry price (from) **\$678,000**

20% down payment **\$135,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1997	LEVELS 4	SUITES 128	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2701	

Overview

Southwater - 5500 Andrews Rd, Richmond, BC V7E 6M9. Strata No LMS2701. Built in 1997. Four levels. Frame-wood construction. Two pets are allowed. Featuring great facilities including exercise room, guest suite and pool table. This complex consists of 128 condo units and 1 commercial units. Southwater is a well-maintained building and includes an amenity room, gym, guest suite, inground sprinklers and an onsite caretaker. Just steps from the Boardwalk and all that Steveston Village offers-marina, community center, restaurants and shops.

Crossroad No.2 Rd.

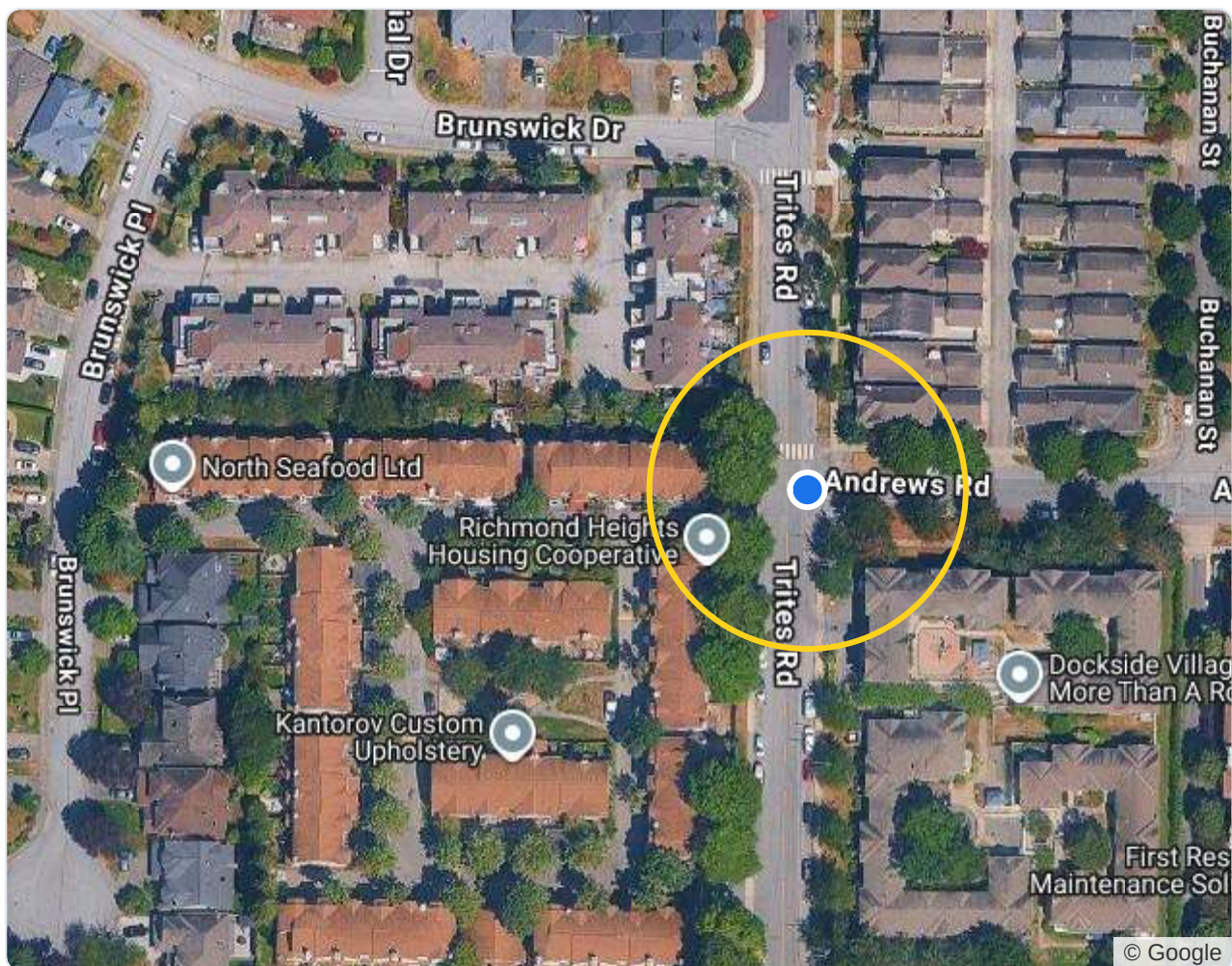
Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ Exercise Centre | ✓ Guest Suite |
| ✓ In Suite Laundry | ✓ Recreation Center |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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