

BUILDING BROCHURE

PAVILLIONS

9079 Jones Rd. · Richmond, BC V6Y 4G9 · McLennan North



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1 FOR SALE
FROM \$1,038,000

1 SOLD · 12 MO
\$868,000–\$868,000



Unit Mix

2 Bedroom

8 units

1,086 – 1,339 sf

from \$725,000

3 Bedroom

9 units

1,248 – 1,573 sf

from \$900,000

4 Bedroom

2 units

1,811 – 1,994 sf

from \$1,235,000

For Sale in Pavillions & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,038,000	3 / 2	1401 sf	\$741	18 9079 JONES ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$868,000	2 / 2ba	1234 sf	\$703	2026-06-19
\$870,000	2 / 2ba	1086 sf	\$801	2025-05-27
\$1,175,000	3 / 3ba	1573 sf	\$747	2025-03-02
\$1,080,000	3 / 2ba	1417 sf	\$762	2025-01-29

Value & Financing

Price Positioning

\$741 /sq ft

Active listings here average **\$741/sf** vs **\$799/sf** across McLennan North.

7% below area average

Mortgage Snapshot

\$4,971 /mo

Entry price (from)	\$1,038,000
20% down payment	\$207,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2001	LEVELS 3	SUITES 73	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS4000	

Overview

Pavillions - 9079 Jones Rd, Richmond, BC V6Y 4G9. Strata No LMS4000 - located in McLennan North area of Richmond, close to Garden City and Blundell Shopping mall. Palmer Secondary, Garden City Elementary, General Currie Elementary and De Beck Elementary are steps away. Brighthouse Park, Richmond Secondary, Minoru Park, Richmond Centre, Gateway Theatre, Hockey Club, Aquatic Centre, Richmond Public Library, City Hall and a lot of restaurants are a couple of blocks from the complex. The bus stops at your door and the Brighthouse skytrain station is minutes away which gives you an easy access to Vancouver and Airport. Pavillions was built in 2001. Three levels. It is a frame-wood construction with full rain screen. There are 73 units in development and

in strata: 35 units at 9079 Jones and 38 units at 9088 Jones. The maintenance fee includes garbage pickup, gardening and management. Most homes features are 9 ft ceiling on main floor, gas fireplace, 2 large balconies, private front yard garden, side-by-side double garage or tandem.

Crossroads are Garden City Rd and No.4 Rd

Amenities & Features

✓ None

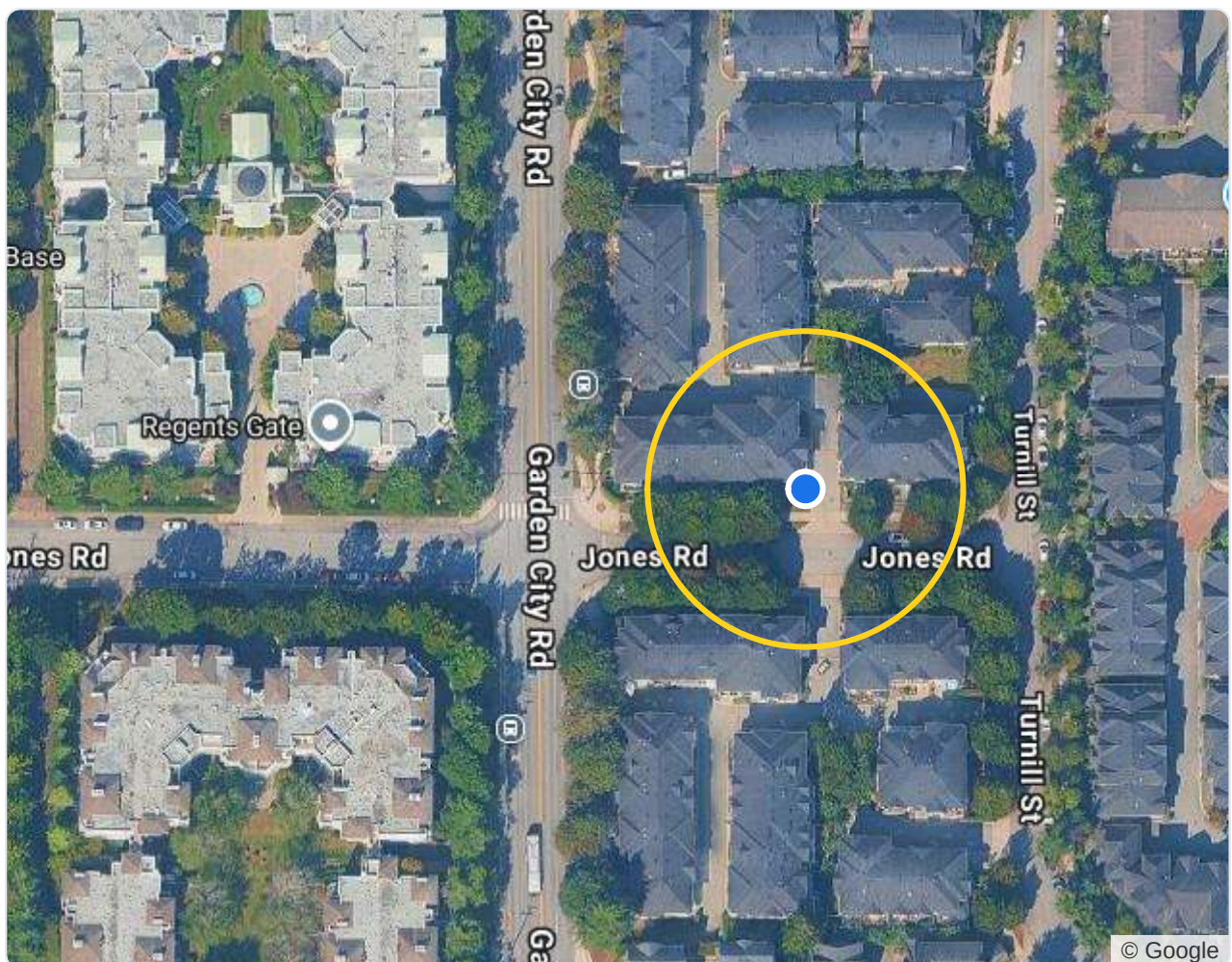
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

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