

BUILDING BROCHURE

VANDA ON THE PARK

9308 Keefer Ave. · Richmond, BC V6Y 4K9 · McLennan North



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2 FOR SALE
FROM \$800,000

12-MO SOLD TREND
34.9

Unit Mix

2 Bedroom

2 units
1,408 – 1,471 sf
from \$800,000

3 Bedroom

3 units
1,415 – 1,608 sf
from \$1,068,000

4 Bedroom

2 units
1,502 – 1,608 sf
from \$860,000

For Sale in Vanda On The Park & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,068,000	3 / 3	1437 sf	\$743	21 9308 KEEFER AVENUE
\$800,000	2 / 4	1471 sf	\$544	9 9308 KEEFER AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,160,000	3 / 3ba	1415 sf	\$820	2024-06-23
\$1,260,000	4 / 4ba	1608 sf	\$784	2023-04-06
\$1,222,000	3 / 3ba	1608 sf	\$760	2022-02-07
\$907,000	2 / 3ba	1408 sf	\$644	2021-02-22

Value & Financing

Price Positioning

\$644 /sq ft

Active listings here average **\$644/sf** vs **\$783/sf** across McLennan North.

18% below area average

Mortgage Snapshot

\$3,831 /mo

Entry price (from) **\$800,000**

20% down payment **\$160,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2006	LEVELS 3	SUITES 31	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1713	DEVELOPER Maclean Homes Ltd.
MANAGEMENT Pacifica First Management Ltd.			

Overview

Vanda On The Park - 9308 Keefer Ave, Richmond, BC V6Y 4K9, BCS1713 - located in McLennan North area of Richmond, next to Blundell Shopping Mall. Walking distance to Garden City Park, Palmer Secondary, Macneill Secondary, Garden City Elementary, General Currie Elementary and De Beck Elementary. Brighthouse Park, Richmond Secondary, Minoru Park, Richmond Centre,

Gateway Theatre, Hockey Club, Aquatic Centre, Richmond Public Library, City Hall, Lansdowne Mall, Kwantlen University, PriceSmart and a lot of restaurants are a couple of blocks from the complex. The bus stops are steps away and the Brighthouse and Lansdowne skytrain station is minutes away from the development. Vanda On The Park was built in 2006 by MacLean Homes. There are 31 units in strata and in development. Three levels, frame-wood construction with full rain screen. The maintenance fee includes garbage pickup, gardening and management. Remainder of 2-5-10 warranty. Most homes features are an open kitchen with kitchen island, granite countertops, stainless steel appliances, eating area with access to the balcony, 9' ceiling on main floor, cozy fireplace and in-suite laundry, spacious double tandem garage with storage space and private backyard, patio, 3 generous sized bedrooms upstairs with large ensuite and walk in closet in master bedroom.

Crossroads are Garden City Rd and No.4 Rd

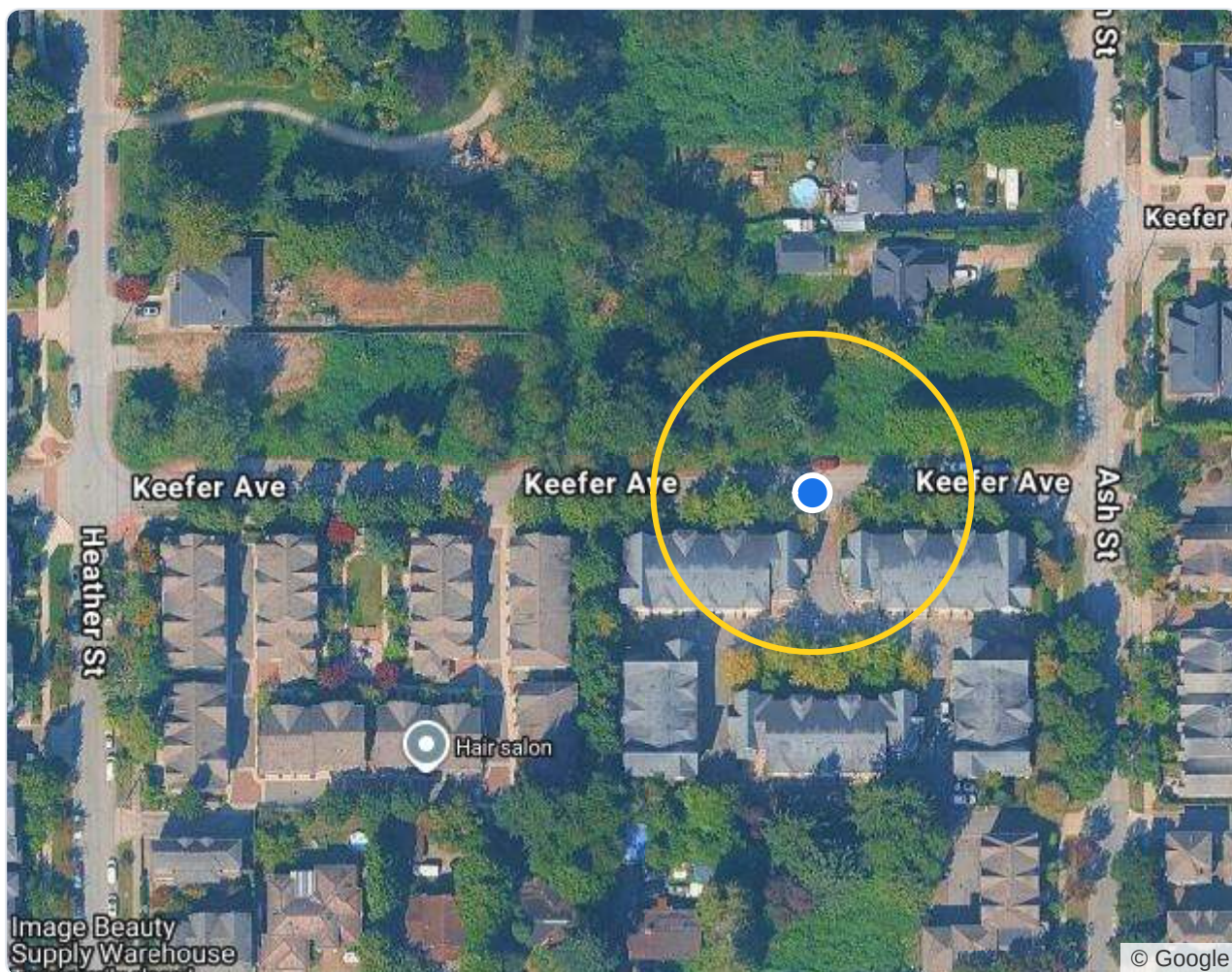
Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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