

BUILDING BROCHURE

WATERSIDE VILLAGE - 13020 NO 2 BUILDING

13020 No 2 Rd. · Richmond, BC V7E 2G1 · Steveston South



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2 FOR SALE
FROM \$899,000

12-MO SOLD TREND
-3.3

Unit Mix

2 Bedroom

6 units

1,054 – 1,300 sf

from \$868,800

For Sale in Waterside Village - 13020 No 2 Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$948,000	2 / 3	1242 sf	\$763	1 13028 NO. 2 ROAD
\$899,000	2 / 3	1300 sf	\$692	260 13020 NO.2 ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$868,800	2 / 3ba	1054 sf	\$824	2024-04-17
\$910,000	2 / 3ba	1300 sf	\$700	2023-09-18
\$930,000	2 / 3ba	1265 sf	\$735	2022-06-07
\$898,000	2 / 3ba	1250 sf	\$718	2022-04-25

Value & Financing

Price Positioning

\$727 /sq ft

Active listings here average **\$727/sf** vs **\$807/sf** across Steveston South.

10% below area average

Mortgage Snapshot

\$4,306 /mo

Entry price (from)	\$899,000
20% down payment	\$179,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2003	LEVELS 3	SUITES 19	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS396	MANAGEMENT Dorset Realty Group

Overview

Waterside Village - 13030 No 2 Road, Richmond, V7E 2G1. Strata No: BCS396, built in 2003. Located in the Steveston South neighborhood of Richmond, near the crossroads of No 2 Road and London Road. This complex consists of 10 townhouse units and 9 commercial units at 13020 No 2 Road and 15 townhouse units at 13028 No 2 Road. Located steps to the Steveston Dyke Trail and Marina. Some of units feature view of North Shore Mountains. Nearby amenities include

restaurants, gym, dyke trail, farmland, and fishing pier. Commuter have easy access to new Skytrain line that connects to downtown Vancouver.

Amenities & Features

✓ None

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Recreation Facility

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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