

# WOODWARDS POINTE

6033 Williams Rd. · Richmond, BC V0V 0V0 · Woodward's



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**1** FOR SALE  
FROM \$1,020,000

12-MO SOLD TREND  
29.3

## Unit Mix

### 3 Bedroom

9 units  
1,200 – 1,410 sf  
**from \$866,000**

### 4 Bedroom

3 units  
1,495 – 1,613 sf  
**from \$1,102,000**

# For Sale in Woodward's Pointe & Complex

1 currently active

| ASKING      | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS        |
|-------------|--------------|---------|-------|-----------------------|
| \$1,020,000 | 3 / 3        | 1235 sf | \$826 | 19 6033 WILLIAMS ROAD |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF | DATE       |
|-------------|---------|---------|-------|------------|
| \$1,120,000 | 3 / 3ba | 1379 sf | \$812 | 2025-08-12 |
| \$1,110,000 | 3 / 3ba | 1277 sf | \$869 | 2025-03-11 |
| \$1,448,800 | 4 / 3ba | 1613 sf | \$898 | 2025-01-12 |
| \$1,120,000 | 3 / 3ba | 1229 sf | \$911 | 2024-09-26 |

## Value & Financing

### Price Positioning

**\$826** /sq ft

Active listings here average \$826/sf vs \$1185/sf across Woodward's.

30% below area average

### Mortgage Snapshot

**\$4,885** /mo

Entry price (from) **\$1,020,000**

20% down payment **\$204,000**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                               |
|---------------------------|-----------------------------------------|-------------------------------|-----------------------------------------------|
| YEAR BUILT<br><b>2015</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>23</b>           | CONSTRUCTION<br><b>Other</b>                  |
| EXTERIOR<br><b>Other</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>EPS2142</b> | MANAGEMENT<br><b>Citybase Management Ltd.</b> |

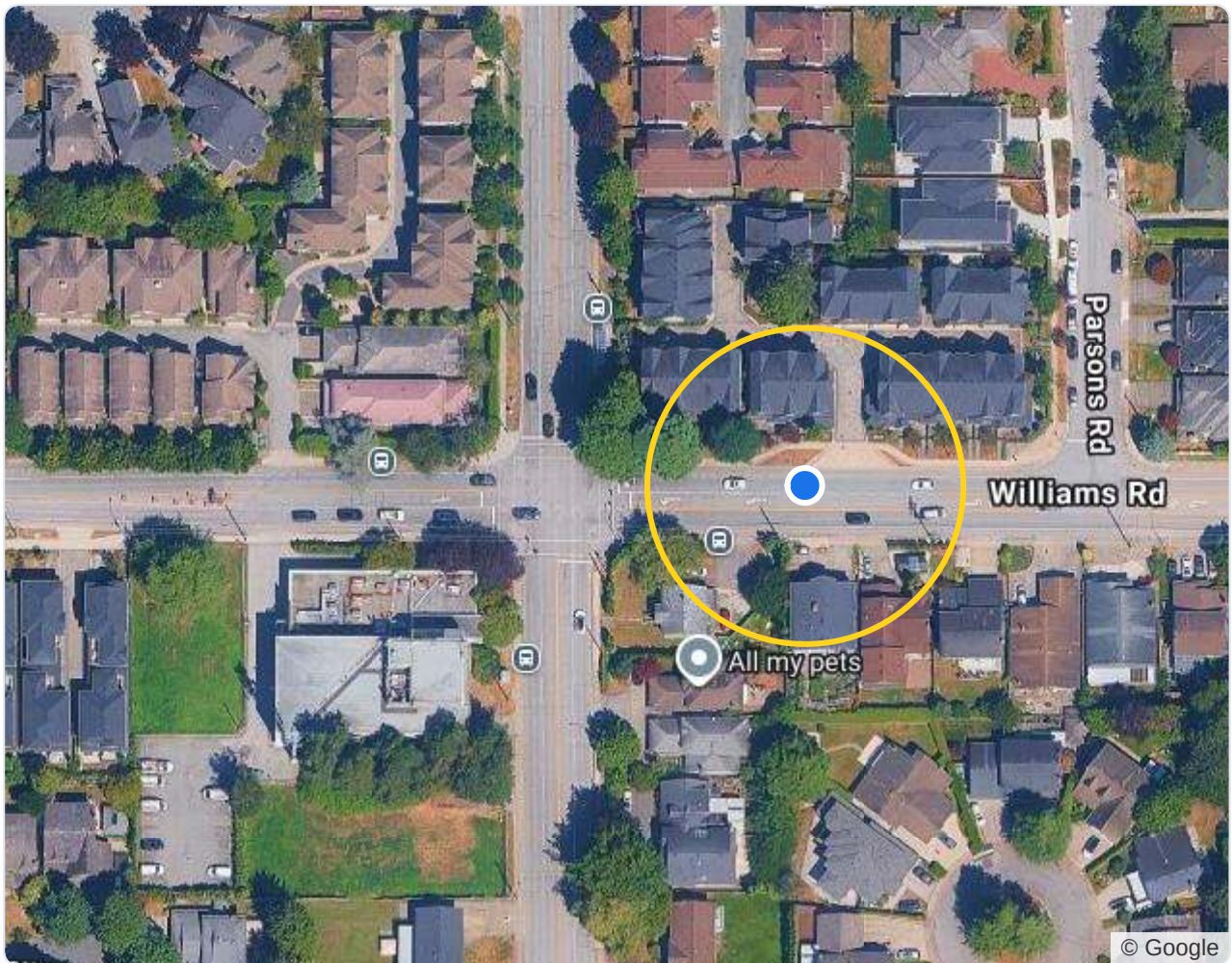
## Amenities & Features

- ✓ In Suite Laundry
- ✓ Playground

## Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Sewer
- ✓ Water

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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