

BUILDING BROCHURE

ADMIRALS WALK

10631 No 3 Rd. · Richmond, BC V7A 4L7 · Broadmoor



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2 FOR SALE
FROM \$498,000

2 SOLD · 12 MO
\$415,000-\$421,000


12-MO SOLD TREND
-20.5

Unit Mix

1 Bedroom 6 units 952 – 1,105 sf from \$355,000	2 Bedroom 40 units 944 – 1,305 sf from \$352,000	3 Bedroom 6 units 1,183 – 1,349 sf from \$450,000
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For Sale in Admirals Walk & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$515,369	2 / 2	985 sf	\$523	208 10631 NO. 3 ROAD
\$498,000	2 / 2	963 sf	\$517	214 7631 STEVESTON HIGHWAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$421,000	2 / 2ba	983 sf	\$428	2026-03-15
\$415,000	2 / 2ba	944 sf	\$440	2026-03-01
\$585,000	2 / 2ba	979 sf	\$598	2025-04-28
\$575,000	2 / 2ba	968 sf	\$594	2025-03-04

Value & Financing

Price Positioning \$520 /sq ft Active listings here average \$520/sf vs \$772/sf across Broadmoor. 33% below area average	Mortgage Snapshot \$2,385 /mo Entry price (from) \$498,000 20% down payment \$99,600 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1975	LEVELS 3	SUITES 129	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS324	MANAGEMENT Dwell Property Management

Overview

Admiral's Walk - 10631 No. 3 Road, Richmond, BC, V7A 4L7. Strata No NWS324. Built in 1975. Three levels. Frame-wood construction. This complex is located in Broadmoor area of Richmond. It is an adult oriented complex. Age restriction 16+. Pets are not allowed. Rentals are not permitted. The complex offers in suite laundry, garden, outdoor pool, sauna, storage guest suite and clubhouse. Convenient location, close to transit, Broadmoor Mall and Ironwood Mall. William Bridge Elementary, McRoberts Secondary, Whiteside Elementary, London Secondary, Westwind Elementary are walking distance from the development. This complex features 129 condo units with 66 units at 7631 Steveston and 63 units at 10631 No 3 Road. Maintenance fee includes caretaker, gardening, garbage pickup, gas, heat, hot water, management and recreation facility. This is a well kept building with award winning landscaping and gardens. Some homes' features are the views of the mountains. Crossroads are Steveston Hwy and Williams Rd.

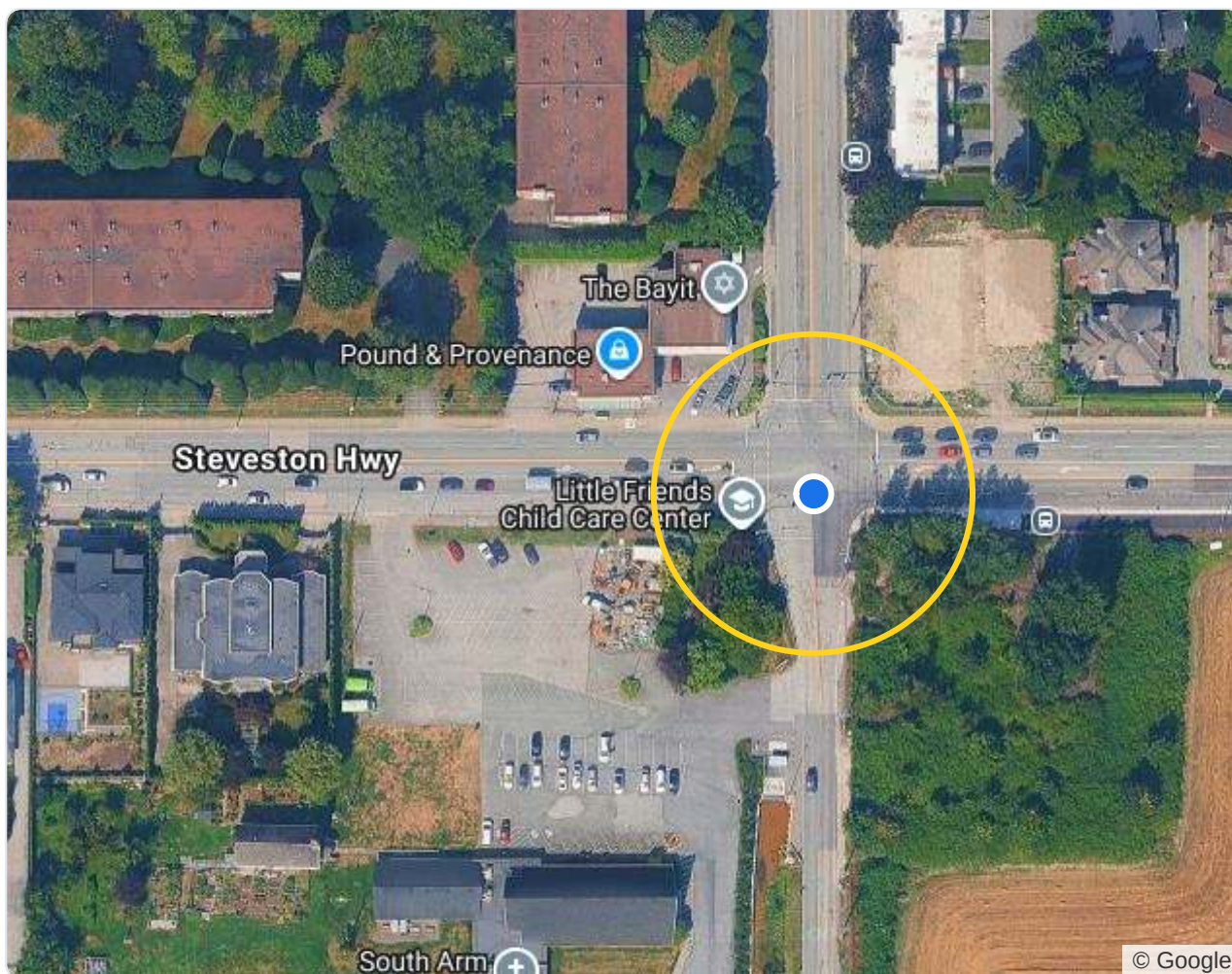
Amenities & Features

- | | |
|--------------------|-----------------|
| ✓ Elevator | ✓ Garden |
| ✓ In Suite Laundry | ✓ Pool; Outdoor |
| ✓ Sauna/steam Room | |

Maintenance Fees Include

- | | |
|--------------|-----------------------|
| ✓ Caretaker | ✓ Gardening |
| ✓ Heat | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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