

COLONY BAY - 7451 MOFFATT BUILDING

7451 Moffatt Rd. · Richmond, BC V6Y 1X9 · Brighthouse South



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4 FOR SALE
FROM \$499,800

5 SOLD · 12 MO
\$470,000–\$705,000



Unit Mix

1 Bedroom

24 units
803 – 960 sf
from \$409,000

2 Bedroom

24 units
825 – 1,265 sf
from \$538,000

3 Bedroom

5 units
1,228 – 1,277 sf
from \$599,000

For Sale in Colony Bay - 7451 Moffatt Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$698,000	2 / 2	1085 sf	\$643	305 7459 MOFFATT ROAD
\$599,000	3 / 2	1228 sf	\$488	235 7451 MOFFATT ROAD
\$538,000	1 / 1	805 sf	\$668	321 7453 MOFFATT ROAD
\$499,800	1 / 1	814 sf	\$614	309 7455 MOFFATT ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$587,000	2 / 2ba	1244 sf	\$472	2026-07-21
\$670,000	3 / 2ba	1230 sf	\$545	2026-07-05
\$595,000	2 / 2ba	1206 sf	\$493	2026-07-04
\$470,000	1 / 1ba	878 sf	\$535	2026-01-15

Value & Financing

Price Positioning

\$603 /sq ft

Active listings here average **\$603/sf** vs **\$798/sf** across Brighthouse South.

24% below area average

Mortgage Snapshot

\$2,394 /mo

Entry price (from) **\$499,800**

20% down payment **\$99,960**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1987	LEVELS 3	SUITES 155	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2676	

Overview

Colony Bay at 7451 Moffatt Road , Richmond, BC, V6Y 3W6, strata plan NWS2676. 7451 Moffatt was built in 1989 and has a new roof (2011) and new piping. Maintenance fee includes garbage pickup, gardening, gas, hotwater, recreation facility and management. 2 pets are allowed with restrictions and rentals allowed with restrictions. This complex features 155 units with 24 units

at 7451, 54 units at 7453, 30 units at 7455, 23 units at 7457 and 24 units at 7459 Moffatt Road. Amenities include garden courtyard, in-suite laundry, bike storage and hot tub.

Colony Bay is close to Richmond Centre Mall, Minoru Park, Richmond Secondary School, WD Ferris Elementary School, City Centre Community Centre, Richmond Public Library, Richmond Hospital, Safeway and transit.

Crossroads are Granville Avenue and Gilbert Road.

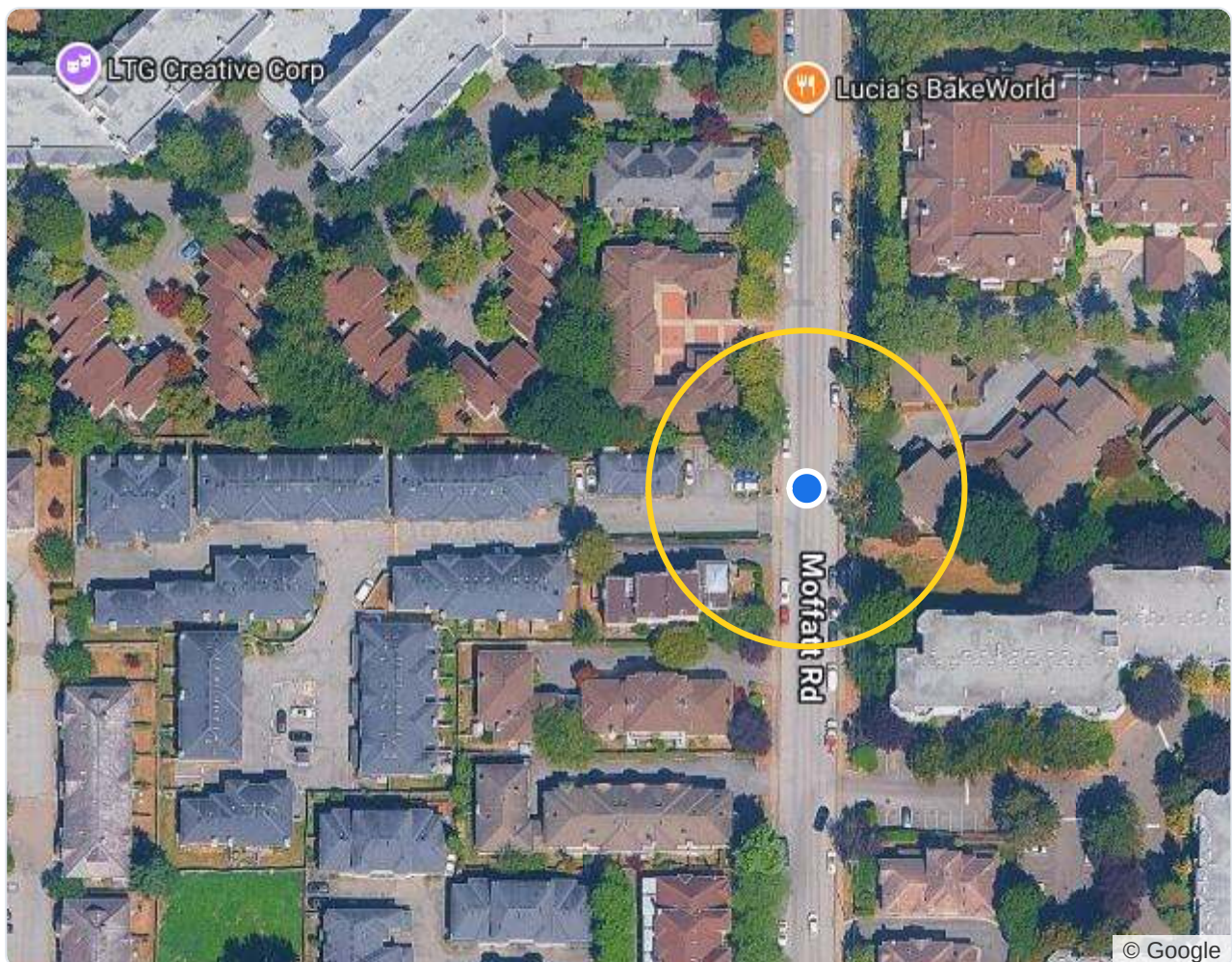
Amenities & Features

- ✓ Bike Room
- ✓ In Suite Laundry
- ✓ Elevator
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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



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