

BUILDING BROCHURE

COONEY COURT

6431 Cooney Rd. · Richmond, BC V6Y 2J5 · Brighthouse



Scan to view online



1 FOR SALE
FROM \$499,000



Unit Mix

2 Bedroom

3 units
736 – 1,257 sf
from \$480,000

3 Bedroom

4 units
1,243 – 1,349 sf
from \$620,000

For Sale in Cooney Court & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,000	2 / 2	1230 sf	\$406	405 1350 VIDAL STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$815,000	3 / 2ba	1270 sf	\$642	2025-09-04
\$810,000	2 / 2ba	1257 sf	\$644	2022-09-26
\$789,000	3 / 2ba	1249 sf	\$632	2022-07-31
\$900,000	3 / 2ba	1349 sf	\$667	2021-11-16

Value & Financing

Price Positioning

\$406 /sq ft

Active listings here average **\$406/sf** vs **\$813/sf** across Brighthouse.

50% below area average

Mortgage Snapshot

\$2,390 /mo

Entry price (from) **\$499,000**

20% down payment **\$99,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1985	LEVELS 3	SUITES 14	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2145	MANAGEMENT S.d. Woodman Management Ltd.

Overview

Cooney Court - 6431 Cooney Rd, Richmond, BC V6Y 3T4. Strata No NWS2145. Built in 1985. Three levels. Frame-wood construction. 14 units in strata and in development. Pets friendly complex. Rentals allowed. Maintenance fee includes caretaker, garbage pickup and management. Excellent location in Central Richmond close to Richmond Mall, schools (William Cook Elementary, General Currie Elementary), public market, Save-On-Foods, Price Smart and transit.

Crossroads Westminster Hwy and Granville Avenue.

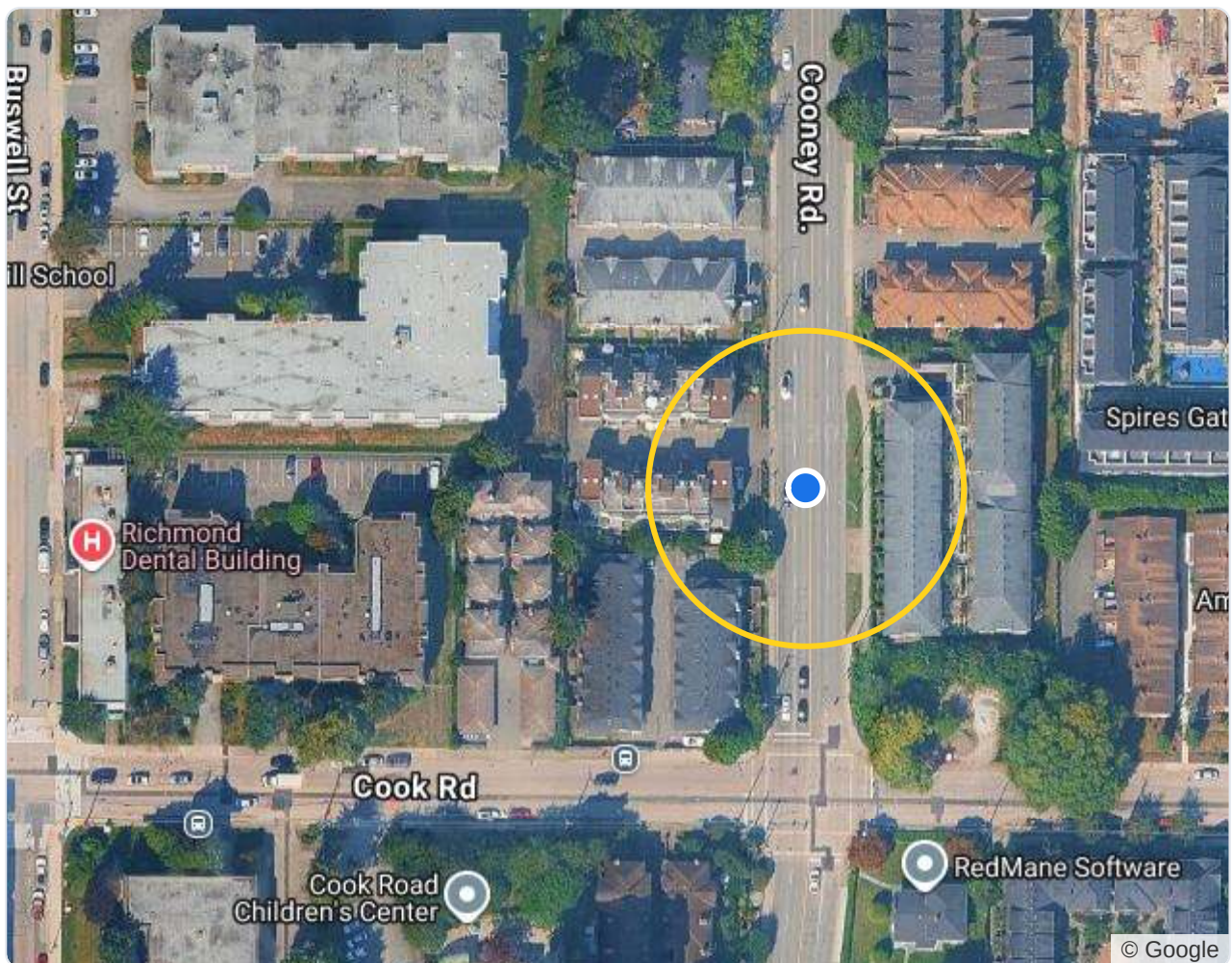
Amenities & Features

✓ None

Maintenance Fees Include

✓ Management

Location



Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

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