

BUILDING BROCHURE

DOLPHIN PLACE - 6931 COONEY BUILDING

6931 Cooney Rd. · Richmond, BC V6Y 2J9 · Brighthouse



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5 FOR SALE
FROM \$329,800

2 SOLD · 12 MO
\$320,000-\$445,000



Unit Mix

Studio

4 units
441 – 474 sf
from \$283,500

1 Bedroom

25 units
441 – 807 sf
from \$299,000

2 Bedroom

11 units
650 – 900 sf
from \$320,000

3 Bedroom

1 unit
915 – 915 sf
from \$505,000

For Sale in Dolphin Place - 6931 Cooney Building & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$438,000	2 / 1	772 sf	\$567	222 8231 GRANVILLE AVENUE
\$399,988	1 / 1	653 sf	\$613	109 8231 GRANVILLE AVENUE
\$339,800	1 / 1	643 sf	\$528	113 6931 COONEY ROAD
\$338,000	1 / 1	653 sf	\$518	220 8231 GRANVILLE AVENUE
\$329,800	1 / 1	642 sf	\$514	101 6931 COONEY ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$445,000	2 / 1ba	876 sf	\$508	2026-06-17
\$320,000	2 / 1ba	876 sf	\$365	2026-04-26
\$344,200	— / 1ba	441 sf	\$780	2025-03-09
\$400,000	1 / 1ba	676 sf	\$592	2025-03-04

Value & Financing

Price Positioning

\$548 /sq ft

Active listings here average **\$548/sf** vs **\$811/sf** across Brighthouse.

32% below area average

Mortgage Snapshot

\$1,579 /mo

Entry price (from) **\$329,800**

20% down payment **\$65,960**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1982	LEVELS 3	SUITES 129	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2095	

Overview

Dolphin Place - 6931 Cooney Rd, Richmond, BC V6Y 2J9. Strata No NWS2095. Built in 1982. Three levels. Frame-wood construction. This complex features 129 condo units with 63 units at 6931 Cooney and 66 units at 8231 Granville. Full exterior rain-screen, new windows, balconies and

roof from 2009. Re-piping was done in 2006. The Dolphin Square is located in the heart of Richmond close to the Canada Line Brighthouse skytrain station. Enjoy the heartbeat of this neighborhood where everything is close by. You can enjoy a casual bistro lunch with friends or an elegant night out featuring a world-class cuisine. Shop locally for the freshest products at Richmond public market. Find the world's fashion and styles at Richmond Centre, Lansdowne Mall and Aberdeen Mall. Get anywhere by using Canada Line that quickly connects you to Vancouver and the Airport.

Crossroads Westminster Hwy and Granville Ave

Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry

Maintenance Fees Include

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

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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