

BUILDING BROCHURE

WINDSOR GARDEN - 7031 BLUNDELL BUILDING

7031 Blundell Rd. · Richmond, BC V6Y 1J5 · Brighthouse South



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2 FOR SALE
FROM \$719,000

3 SOLD · 12 MO
\$480,000-\$525,000



Unit Mix

2 Bedroom

25 units
789 – 1,366 sf
from \$480,000

3 Bedroom

9 units
1,253 – 1,356 sf
from \$599,900

For Sale in Windsor Garden - 7031 Blundell Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$900,000	3 / 3	1321 sf	\$681	5 7091 BLUNDELL ROAD
\$719,000	2 / 2	1366 sf	\$526	405 7071 BLUNDELL ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$500,000	2 / 1ba	853 sf	\$586	2026-07-03
\$525,000	2 / 2ba	955 sf	\$550	2026-04-25
\$480,000	2 / 2ba	963 sf	\$498	2026-04-03
\$702,000	2 / 2ba	1237 sf	\$568	2025-08-05

Value & Financing

Price Positioning

\$604 /sq ft

Active listings here average **\$604/sf** vs **\$773/sf** across Brighthouse South.

22% below area average

Mortgage Snapshot

\$3,443 /mo

Entry price (from) **\$719,000**

20% down payment **\$143,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1993	LEVELS 4	SUITES 130	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS298	MANAGEMENT Dwell Property Management

Overview

Windsor Garden - 7031 Blundell Rd, Richmond, BC V6Y 4E1. Strata No LMS298, built in 1993, 4 levels, 128 units. Located in the Brighthouse South area of Richmond, near the crossroads of Blundell Road and Gilbert Road. This complex consists of 31 condo units at 7011 Blundell, 28 condo units at 7031 Blundell, 25 condo units at 7051 Blundell, 26 condo units at 7071 Blundell and 20 townhouse units at 7091 Blundell. The complex was rainscreened in 2005. Complex features include insuite laundry, wheelchair access, guest suite, garden, and playground. Minutes

from WD Ferris Elementary school, Blundell Elementary school, and Richmond Secondary school.
5 minute drive to Richmond Centre Mall, Public Library, Hospital, and Minoru Park.

Crossroads Gilbert Rd and Minoru Blvd

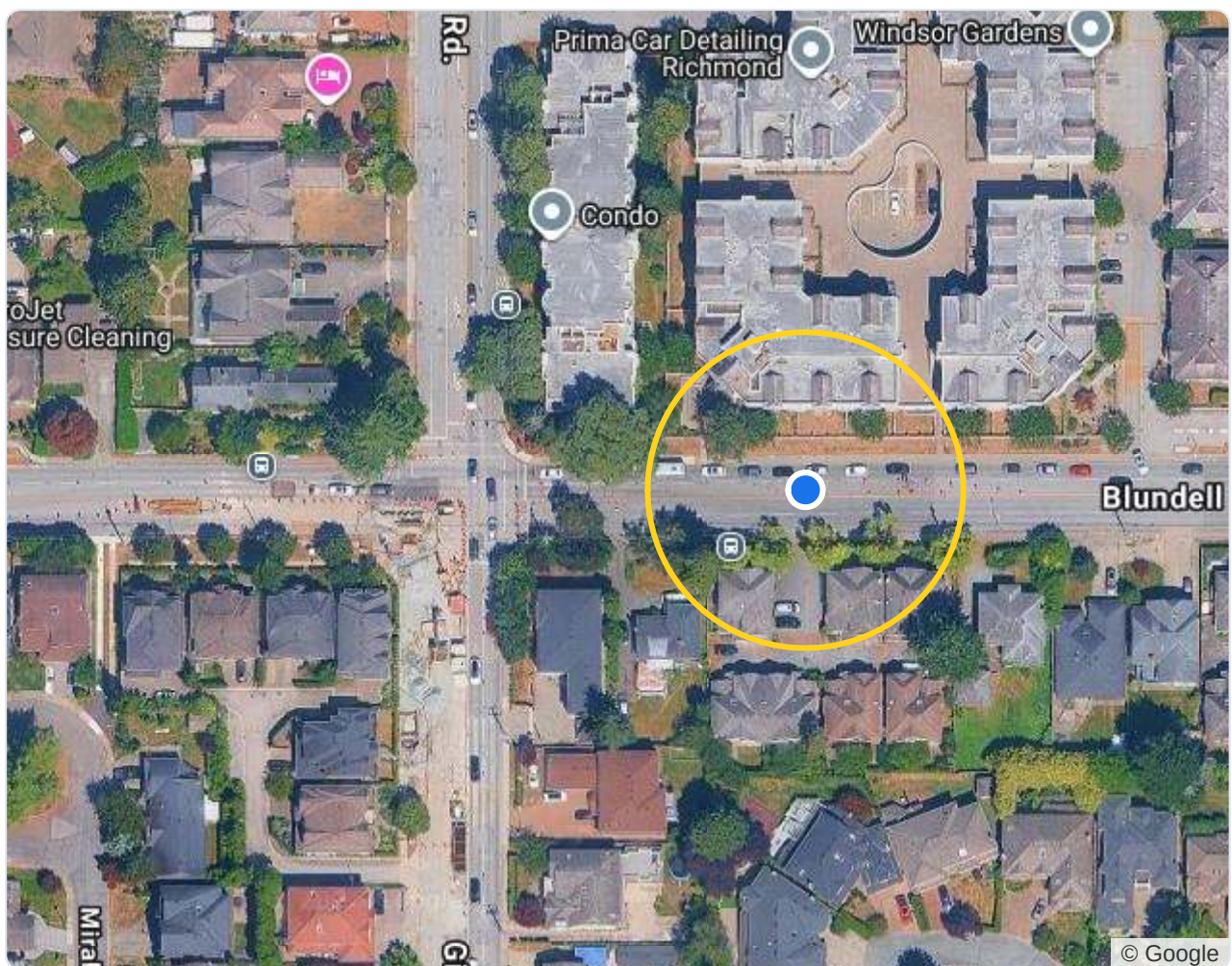
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



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