

BUILDING BROCHURE

# MONACO AT THE PALMS

7080 St Albans Rd. · Richmond, BC V6Y 4E6 · Brighthouse South





**5** FOR SALE  
FROM \$468,000

**9** SOLD · 12 MO  
\$485,000–\$798,000



## Unit Mix

### 1 Bedroom

17 units  
603 – 740 sf  
from \$478,000

### 2 Bedroom

49 units  
727 – 1,951 sf  
from \$468,000

### 3 Bedroom

19 units  
1,171 – 1,327 sf  
from \$746,500

## For Sale in Monaco At The Palms & Complex

5 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS             |
|-----------|--------------|---------|-------|----------------------------|
| \$818,000 | 3 / 2        | 1207 sf | \$678 | 1805 8460 GRANVILLE AVENUE |
| \$655,000 | 2 / 2        | 967 sf  | \$677 | 214 8480 GRANVILLE AVENUE  |
| \$620,000 | 2 / 2        | 890 sf  | \$697 | 219 8480 GRANVILLE AVENUE  |
| \$520,000 | 1 / 1        | 631 sf  | \$824 | 1607 8460 GRANVILLE AVENUE |
| \$468,000 | 2 / 2        | 835 sf  | \$560 | 302 7080 ST. ALBANS ROAD   |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$676,500  | 2 / 2ba | 1053 sf | \$642 | 2026-08-07 |
| \$485,000  | 1 / 1ba | 635 sf  | \$764 | 2026-07-17 |
| \$533,000  | 2 / 2ba | 913 sf  | \$584 | 2026-06-23 |
| \$746,500  | 3 / 2ba | 1218 sf | \$613 | 2026-06-02 |

## Value & Financing

### Price Positioning

**\$687** /sq ft

Active listings here average \$687/sf vs \$813/sf across Brighthouse South.

15% below area average

### Mortgage Snapshot

**\$2,241** /mo

Entry price (from) **\$468,000**

20% down payment **\$93,600**

Rate / amortization **5.24% · 25 yr**

|                             |                                         |                               |                                      |
|-----------------------------|-----------------------------------------|-------------------------------|--------------------------------------|
| YEAR BUILT<br><b>2000</b>   | LEVELS<br><b>17</b>                     | SUITES<br><b>116</b>          | CONSTRUCTION<br><b>Concrete</b>      |
| EXTERIOR<br><b>Concrete</b> | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS4084</b> | DEVELOPER<br><b>Bosa Development</b> |

## Overview

Manaco At The Palms - 7080 St Albans Road, Richmond, BC, V6Y 1N4, strata plan LMS4084 was built by Bosa Ventures in 2000. This complex features 346 units with 113 condo units and 3 townhouse units at 7080 St Albans, 10 townhouse units at 7088 St Albans, 19 townhouse units at 8433 Bennett Rd, 99 condo units at 8460 Granville, 97 condo units at 8480 Granville, 6 commercial units at 8400 Granville and 7000 St Albans. The Maintenance fee includes management, caretaker, garbage pickup, gardening, gas, hotwater and recreation facilities. Amenities include - lounge, party room, media room, gym, hot tub. Walking distance to General Currie Elementary School, Academy of Learning. Close to transit, Richmond Centre, Lansdowne Centre, Brighthouse park, City Centre Community centre, swimming pool, ice rink, Richmond Public Library, Richmond Public Market, restaurants, and the Canada Line.

Crossroads are Granville Avenue and No.3 Road

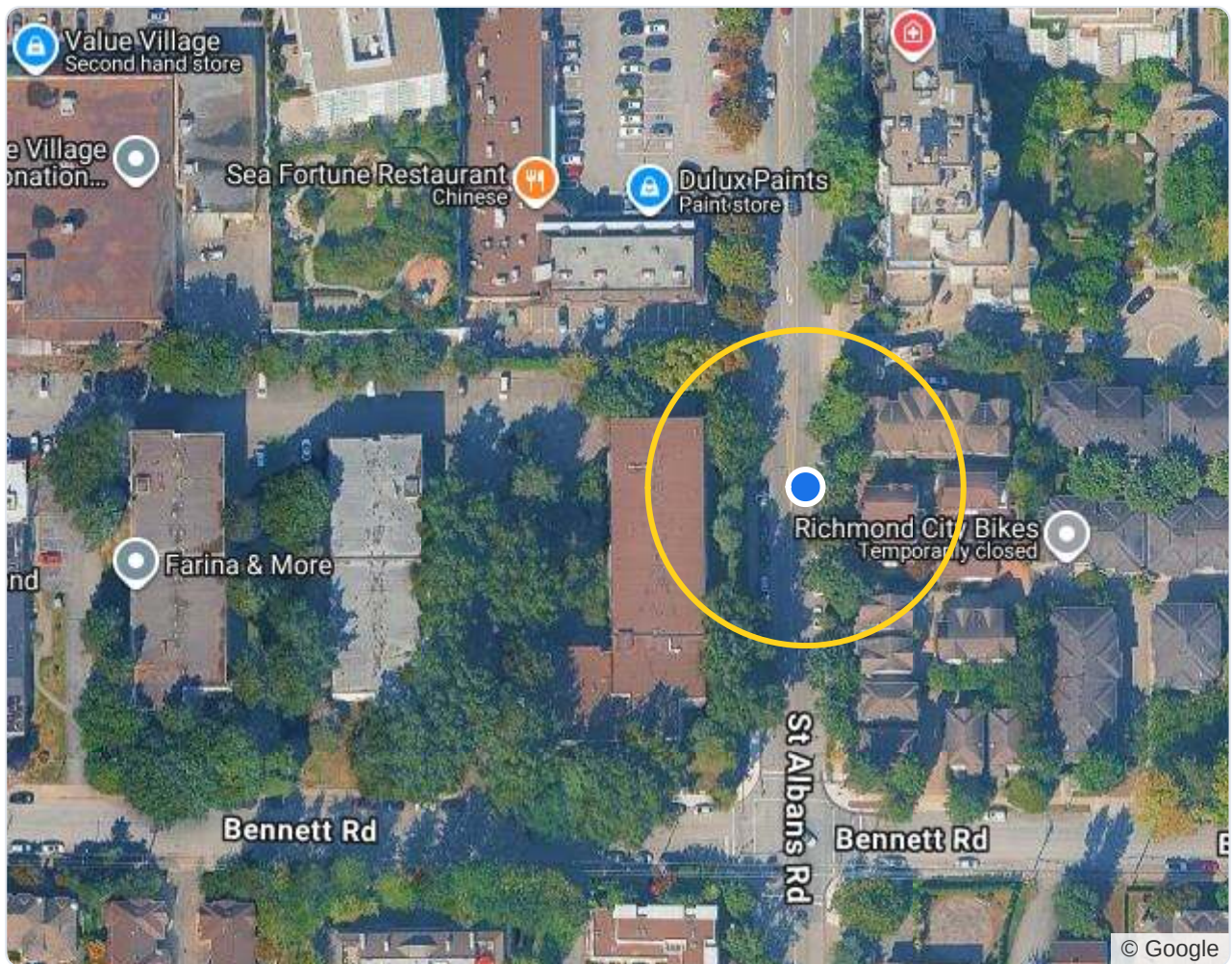
## Amenities & Features

- ✓ Club House
- ✓ Garden
- ✓ Recreation Center
- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

## Maintenance Fees Include

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

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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