

BUILDING BROCHURE

ORCHID LANE

7231 No 2 Rd. · Richmond, BC V7C 3L7 · Granville



Scan to view online



1 FOR SALE
FROM \$1,038,000

12-MO SOLD TREND
37.4

Unit Mix

2 Bedroom

2 units
1,105 – 1,218 sf
from \$730,000

3 Bedroom

7 units
1,298 – 1,389 sf
from \$870,000

For Sale in Orchid Lane & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,038,000	3 / 3	1312 sf	\$791	2 7231 NO. 2 ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,265,000	3 / 3ba	1360 sf	\$930	2024-01-26
\$1,230,000	3 / 3ba	1360 sf	\$904	2023-07-11
\$1,030,000	3 / 3ba	1312 sf	\$785	2023-02-02
\$1,300,000	3 / 3ba	1360 sf	\$956	2022-03-03

Value & Financing

Price Positioning

\$791 /sq ft

Active listings here average **\$791/sf** vs **\$819/sf** across Granville.

3% below area average

Mortgage Snapshot

\$4,971 /mo

Entry price (from)	\$1,038,000
20% down payment	\$207,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2009	LEVELS 3	SUITES 26	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3356	MANAGEMENT Citybase Management Ltd.

Overview

Orchid Lane at 7231 No 2 Road, Richmond, BC, V7C 3L7. Strata No: BCS3356, 3 levels, 26 units, built in 2009. Located in the Granville area of Richmond, south of the crossroads of Granville Avenue and No 2 Road. Half duplex style townhomes in the heat of Richmond. Complex features include insuite laundry, playground, and garden. The whole complex is built completely from Hardi Plank and brick. Near Thompson Elementary School, Burnett Secondary School, community centre, recreation centre, and shopping. Minutes to Vancouver Airport and Canada Line skytrain station.

Amenities & Features

- ✓ Garden
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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