

DORCHESTER CIRCLE - 7297 MOFFATT BUILDING

7297 Moffatt Rd. · Richmond, BC V6Y 1X9 · Brighthouse South



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2 FOR SALE
FROM \$488,000

1 SOLD · 12 MO
\$378,000–\$378,000



Unit Mix

1 Bedroom

6 units
677 – 688 sf
from \$339,900

2 Bedroom

14 units
948 – 1,018 sf
from \$405,000

For Sale in Dorchester Circle - 7297 Moffatt Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,000	2 / 1	956 sf	\$522	230 7297 MOFFATT ROAD
\$488,000	2 / 1	948 sf	\$515	111 7297 MOFFATT ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$378,000	1 / 1ba	679 sf	\$557	2025-09-18
\$515,000	2 / 1ba	960 sf	\$536	2025-01-25
\$505,000	2 / 1ba	961 sf	\$525	2024-01-27
\$538,000	2 / 1ba	1009 sf	\$533	2023-08-15

Value & Financing

Price Positioning

\$518 /sq ft

Active listings here average **\$518/sf** vs **\$802/sf** across Brighthouse South.

35% below area average

Mortgage Snapshot

\$2,337 /mo

Entry price (from)	\$488,000
20% down payment	\$97,600
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 107	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1902	MANAGEMENT Self Managed

Overview

Dorchester Circle - 7297 Moffatt Rd, Richmond, BC V6Y 3W6. Strata No NWS1902. Built in 1982. Three levels. Frame-wood construction. One pet is allowed. Rentals are permitted. Popular Dorchester Circle in Central Richmond just steps to everything. Centrally located to transit/skytrain (Canada Line, Brighthouse station), Minoru swimming pool, Richmond Centre, Richmond public library, sports centre, Brighthouse park and Minoru park, City Hall, Richmond Secondary, General Currie Elementary, Ferris Elementary, Blundell Elementary and Gateway theatre. Restaurants such as Bamboo Grove, Beard Papa's, Pizza Hut, Banzai sushi house etc are close by. Excellent

maintained building with on-site management. Worry-free and well managed strata with big contingency reserve fund. Enjoy the great amenities which include an outdoor pool, jacuzzi, fitness room and sauna/steam room.

Crossroads Gilbert Rd and Minoru Blvd

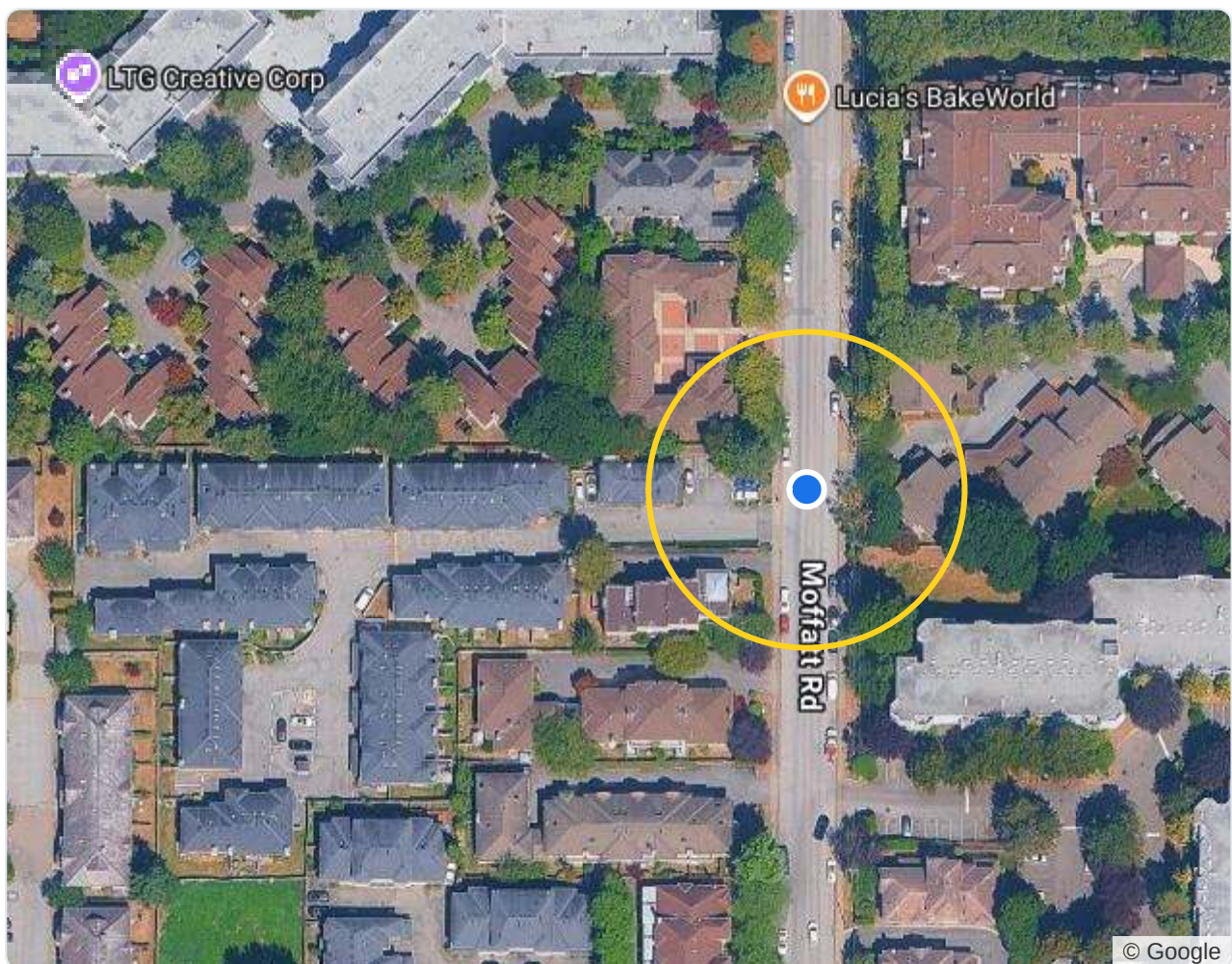
Amenities & Features

- ✓ Elevator
- ✓ Pool; Outdoor
- ✓ Storage
- ✓ Exercise Centre
- ✓ Shared Laundry

Maintenance Fees Include

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

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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