

BUILDING BROCHURE

FRASERVIEW - 74 RICHMOND BUILDING

74 Richmond St. · New Westminster, BC V3L 5T1 · Fraserview NW



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3 FOR SALE
FROM \$580,000

3 SOLD · 12 MO
\$599,000–\$955,000

12-MO SOLD TREND
-9.4

Unit Mix

1 Bedroom

7 units

793 – 1,026 sf

from \$420,000

2 Bedroom

28 units

1,019 – 1,998 sf

from \$443,000

For Sale in Fraserview - 74 Richmond Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$738,000	2 / 2	1416 sf	\$521	401 78 RICHMOND STREET
\$599,000	2 / 2	1096 sf	\$547	303 70 RICHMOND STREET
\$580,000	1 / 1	1003 sf	\$578	403 78 RICHMOND STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$599,000	2 / 2ba	1321 sf	\$453	2026-05-09
\$622,000	2 / 2ba	1137 sf	\$547	2026-04-24
\$955,000	2 / 2ba	1998 sf	\$478	2025-10-11
\$650,000	2 / 1ba	1065 sf	\$610	2025-08-15

Value & Financing

Price Positioning

\$549 /sq ft

Active listings here average \$549/sf vs \$709/sf across Fraserview NW.

23% below area average

Mortgage Snapshot

\$2,778 /mo

Entry price (from) \$580,000

20% down payment \$116,000

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1995	LEVELS 5	SUITES 125	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1472	MANAGEMENT Associa

Overview

Governor's Court - 74 Richmond Street, New Westminster V3L 5P5, LMS1472 - situated in the Fraserview area of New Westminster, close to several restaurants, coffee shops, various groceries and food markets, banks, medical services, recreational opportunities, Douglas College, a list of Elementary and Secondary schools, new theatres, Convention Centre and Westminster Quay Market. Public transit including busses and nearby skytrain provide easy access to surrounding cities and Downtown Vancouver.

Built in 1994, Governor's Court offers 3 adult-oriented buildings (45+) of 125 condos on 5 levels featuring gas fireplaces, in-suite laundries, in-suite storage and covered decks. Amenities include indoor pool, hot tub, exercise centre, guest suite and workshop.

Enjoy views of the river and mountains; be close to shopping, amenities and transit - move to Governor's Court today! 

Amenities & Features

- ✓ Bike Room
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Elevator
- ✓ Garden

Maintenance Fees Include

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

Location



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