

BUILDING BROCHURE

PARC ELLISSE - 7560 MOFFATT BUILDING

7560 Moffatt Rd. · Richmond, BC V6Y 1X8 · Brighthouse South



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1 FOR SALE
FROM \$499,999

2 SOLD · 12 MO
\$645,550 - \$765,000


12-MO SOLD TREND
4.5

Unit Mix

2 Bedroom

3 units

1,043 – 1,153 sf

from \$499,999

3 Bedroom

3 units

1,248 – 1,557 sf

from \$645,550

For Sale in Parc Ellisse - 7560 Moffatt Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,999	2 / 2	1043 sf	\$479	203 7560 MOFFATT ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$645,550	3 / 2ba	1248 sf	\$517	2026-06-11
\$765,000	3 / 2ba	1541 sf	\$496	2026-03-19
\$678,000	2 / 2ba	1153 sf	\$588	2025-03-11
\$830,000	3 / 2ba	1557 sf	\$533	2023-03-17

Value & Financing

Price Positioning

\$479 /sq ft

Active listings here average **\$479/sf** vs **\$792/sf** across Brighthouse South.

40% below area average

Mortgage Snapshot

\$2,395 /mo

Entry price (from)	\$499,999
20% down payment	\$100,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1989	LEVELS 3	SUITES 42	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3081	MANAGEMENT Richview Management Ltd

Overview

Parc Ellisse - 7560 Moffatt Rd, Richmond, BC V6Y 3W6. Strata No NWS3081. Built in 1990. Three levels. Frame-wood construction. This complex located in Brighthouse South area od Richmond. Maintenance fee includes gardening and management. This complex consists of 35 units at 7520 Moffatt Road and 7 units at 7560 Moffatt Road. There are 42 units in development and in strata. One pet is allowed. Rentals are permitted with some restrictions. The amenities are in suite laundry and storage. Convenient location, walking distance to Richmond

Crossroads are Granville Avenue and Gilbert Road.

✓ None

- ✓ Gardening

- ✓ Management

An aerial photograph of a suburban neighborhood. A yellow circle highlights a specific location on a street labeled 'Moffat Rd'. A blue dot is placed at the center of this circle. To the top left, a purple icon with a house and the text 'LTC Creative Corp' is visible. To the top right, an orange icon with a fork and knife and the text 'Lucia's BakeWorld' is visible. The surrounding area consists of residential houses with brown and grey roofs, green trees, and parking lots. The text '© Google' is in the bottom right corner.



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