

BENTLEY WYND - 7660 MINORU BUILDING

7660 Minoru Blvd. · Richmond, BC V6Y 1Z5 · Brighthouse South



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2 FOR SALE
FROM \$798,000

2 SOLD · 12 MO
\$640,000–\$775,000



Unit Mix

2 Bedroom

23 units
1,475 – 1,934 sf
from \$640,000

3 Bedroom

2 units
1,537 – 1,873 sf
from \$963,000

For Sale in Bentley Wynd - 7660 Minoru Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$798,880	2 / 2	1597 sf	\$500	201 7651 ABERCROMBIE DRIVE
\$798,000	2 / 2	1707 sf	\$467	301 7660 MINORU BOULEVARD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$640,000	2 / 2ba	1603 sf	\$399	2026-04-01
\$775,000	2 / 2ba	1662 sf	\$466	2026-03-15
\$765,000	2 / 2ba	1683 sf	\$455	2025-05-07
\$764,000	2 / 2ba	1610 sf	\$475	2025-04-30

Value & Financing

Price Positioning

\$484 /sq ft

Active listings here average **\$484/sf** vs **\$791/sf** across Brighthouse South.

39% below area average

Mortgage Snapshot

\$3,822 /mo

Entry price (from) **\$798,000**

20% down payment **\$159,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1988	LEVELS 3	SUITES 76	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2361	MANAGEMENT Holywell Properties

Overview

Bentley Wynd - 7660 Minoru Blvd, Richmond, BC V6Y 3G7. Strata No NWS2361. Built in 1986. Three levels. Frame-wood construction. This is an adult oriented complex that is located close to Richmond center. This complex features 76 units with 22 units at 7660 Minoru, 16 units at 7680 Minoru, 22 units at 7671 Abercrombie, 16 units at 7651 Abercrombie. Bentley Wynd is a beautifully maintained building. An excellent complex for 19+ owners. It has New York style with unbelievable 10" ceilings. New roof and recently painted exteriors. This complex offers 2 parking

spots, storage locker, resident caretaker, club house, in-suite laundry, outdoor pool, storage and wheelchair access. Prime Central Richmond location walking distance to Richmond Centre Mall, Library, Hospital, Seniors Centre, Aquatic Centre, Minoru Park, Richmond Secondary, Brighthouse Park, General Currie Elementary, Ferris Elementary and Gateway theatre. The bus stops are steps away and the Brighthouse skytrain station is minutes away from the complex. Maintenance fee includes management.

Crossroads Granville Ave and Blundell Rd

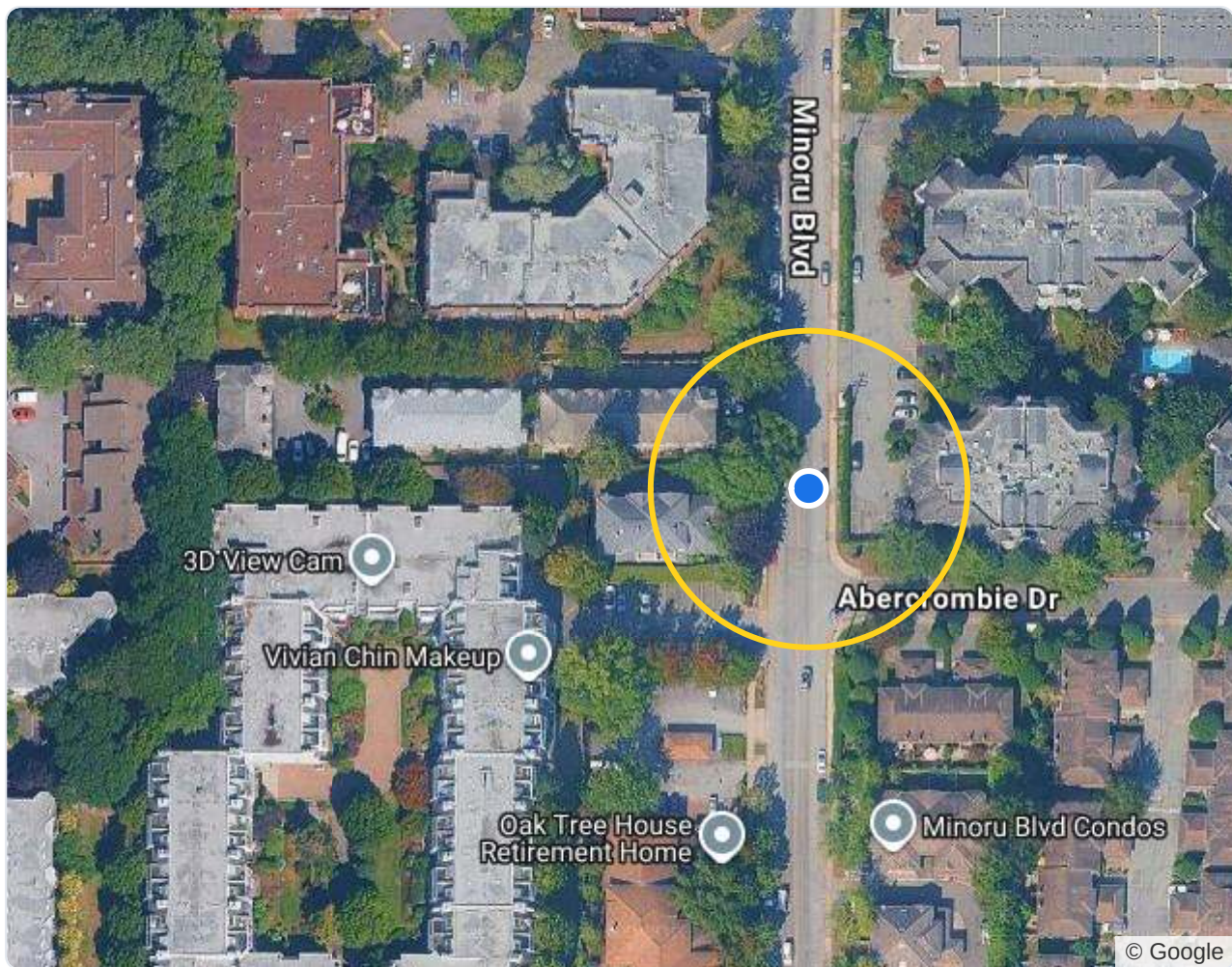
Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ Club House | ✓ Elevator |
| ✓ In Suite Laundry | ✓ Pool; Outdoor |
| ✓ Storage | ✓ Wheelchair Access |

Maintenance Fees Include

- | | |
|--------------|-----------------------|
| ✓ Caretaker | ✓ Gardening |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

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