

BUILDING BROCHURE

GOLDEN LEAF - 7680 GRANVILLE BUILDING

7680 Granville Ave. · Richmond, BC V6Y 4B9 · Brighthouse South





3 FOR SALE
FROM \$538,000

1 SOLD · 12 MO
\$780,000–\$780,000



Unit Mix

1 Bedroom
18 units
615 – 1,029 sf
from \$420,000

2 Bedroom
10 units
954 – 1,577 sf
from \$617,000

3 Bedroom
13 units
1,197 – 1,328 sf
from \$680,000

For Sale in Golden Leaf - 7680 Granville Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$899,000	3 / 2	1254 sf	\$717	1100 7680 GRANVILLE AVENUE
\$749,000	2 / 2	1187 sf	\$631	701 7680 GRANVILLE AVENUE
\$538,000	1 / 1	627 sf	\$858	303 7680 GRANVILLE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$780,000	2 / 2ba	1002 sf	\$778	2025-11-13
\$512,000	1 / 1ba	628 sf	\$815	2025-08-19
\$1,020,000	3 / 2ba	1227 sf	\$831	2025-02-28
\$908,000	2 / 2ba	1196 sf	\$759	2024-12-08

Value & Financing

Price Positioning

\$735 /sq ft

Active listings here average \$735/sf vs \$800/sf across Brighthouse South.

8% below area average

Mortgage Snapshot

\$2,577 /mo

Entry price (from) \$538,000
20% down payment \$107,600
Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1997	LEVELS 15	SUITES 128	CONSTRUCTION Concrete
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2807	MANAGEMENT Rancho Management Services (b.c.) Ltd.

Overview

Golden Leaf - 7680 Granville Avenue, Richmond, BC V6Y 4B9, Canada, Strata Plan LMS2807. Completed 1997. 15 levels. Crossroads Gilbert Road and Minoru Boulevard. This building is located in Brighthouse South area of Richmond. Across the street is Minoru Oval track, pool, skating and public library. Walking distance to Richmond Centre, City Hall, Richmond Secondary, Brighthouse Park, Gateway Theater, and General Currie Elementary. Easy access to the transit. In fact, the bus stop is steps away and the Brighthouse skytrain station is minutes away from the complex. Kwantlen University and Lansdowne Centre a couple of blocks away (one skytrain station). There are a lot of restaurants in the neighborhood that you can choose from for your lunch or dinner. Price Smart, London drugs and Shoppers are minutes away. The Golden Leaf complex consists of 124 condo units at 7680 and 7760 Granville and 4 townhouse units at 7700 Granville. This is an excellent building with the low monthly maintenance fee that includes caretaker, garbage pickup, and management, gardening, hot water and recreation facility. The amenities are in-suite laundry, secured parking and locker. Some homes features are the views of the mountains and oceans.

Each suite has rounded balcony to provide light, fresh ocean breezes, and views that seem to have no end. This complex has solid concrete construction for safety and privacy, and rare opportunities to invest in the 110 suites, three executive penthouses or three ground level townhomes. The Richmond central location cannot be more convenient. More than 230 stores are available among with The Bay, Sears, Zellers. Golden Leaf Towers are rising from the flowering garden rich with colors and fragrance. It is fully landscaped for year around beauty. Homeowners can privately enjoy the shade trees, lawns, paths, terraces and seating areas quietly tucked away from the best of the world. The roof garden conceals the parking beneath with a large semi-circular lawn and a variety of shrubs and flowers. It is a perfect spot for sitting in the sun and talking with friends.

All suites in Golden Leaf Towers were designed with generous floor-plans to make the most of every moment you spend at home. Choose from an incredible selection of 14 unique floor-plans in one bedroom, one bedroom plus den, two bedroom, and three bedroom arrangements. Not only are homes in Golden Leaf Towers larger than most others found in this area, they all feature large architecturally designed semi-oval and oval balconies. This complex also has great designed finishes. In fact, French doors leading to outside balconies, imported ceramic tile floors, Saxony

plush carpeting, custom European style kitchen cabinets with concealed hinges, interior designed bathroom layout with name brand fixtures plus stone and marble floor tiles in individual suite foyers.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage
- ✓ Exercise Centre
- ✓ Sauna/steam Room
- ✓ Wheelchair Access

Maintenance Fees Include

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

Location



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