

BUILDING BROCHURE

# BEVERLY GARDENS – 7691 MOFFATT BUILDING

7691 Moffatt Rd. · Richmond, BC V6Y 1X9 · Brighouse South



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**1** FOR SALE  
FROM \$899,000



## Unit Mix

### 3 Bedroom

11 units

1,248 – 1,704 sf

from \$717,000

# For Sale in Beverly Gardens - 7691 Moffatt Building & Complex

1 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS      |
|-----------|--------------|---------|-------|---------------------|
| \$899,000 | 3 / 3        | 1287 sf | \$699 | 3 7691 MOFFATT ROAD |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF | DATE       |
|-------------|---------|---------|-------|------------|
| \$985,000   | 3 / 3ba | 1339 sf | \$736 | 2025-02-04 |
| \$1,025,000 | 3 / 3ba | 1253 sf | \$818 | 2024-08-13 |
| \$1,080,000 | 3 / 3ba | 1402 sf | \$770 | 2024-03-16 |
| \$942,000   | 3 / 3ba | 1271 sf | \$741 | 2024-02-01 |

## Value & Financing

### Price Positioning

**\$699** /sq ft

Active listings here average **\$699/sf** vs **\$791/sf** across Brighthouse South.

12% below area average

### Mortgage Snapshot

**\$4,306** /mo

|                     |               |
|---------------------|---------------|
| Entry price (from)  | \$899,000     |
| 20% down payment    | \$179,800     |
| Rate / amortization | 5.24% · 25 yr |

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

|                           |                                         |                               |                                                               |
|---------------------------|-----------------------------------------|-------------------------------|---------------------------------------------------------------|
| YEAR BUILT<br><b>1989</b> | LEVELS<br><b>2</b>                      | SUITES<br><b>39</b>           | CONSTRUCTION<br><b>Frame - Wood</b>                           |
| EXTERIOR<br><b>Stucco</b> | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS2904</b> | MANAGEMENT<br><b>Century 21 Prudential Estates (rmd) Ltd.</b> |

## Overview

Beverly Gardens - 7691 Moffatt Rd, Richmond, BC V6Y 3W6. Strata No NWS2094. Built in 1989. Two levels. Frame-wood construction. This complex is located in Brighthouse South area of Richmond. Walking distance to Ferris Elementary, Blundell Elementary, Currie Elementary, Shoppers drug mart, Canada Safeway imited, Richmond Secondary and Brighthouse Park. Take a short drive and you get to Minoru park, Gateway theatre, Rihmond Centre, Aquatic Centre, Hockey club, public librarya and City Hall. The bus stops are steps away and the Brighthouse skytrain station

is minnutes away from the complex. There are a lot of restaurants in the neighborhood that you can choose from for your dinner, lunch or even breakfast. There are 39 units in strata and in development. The maintenance fee includes gardening and management. The amenities are garden and in-suite laundry.

Crossroads Blundell Rd and Granville Ave

## Amenities & Features

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✓ None

## Maintenance Fees Include

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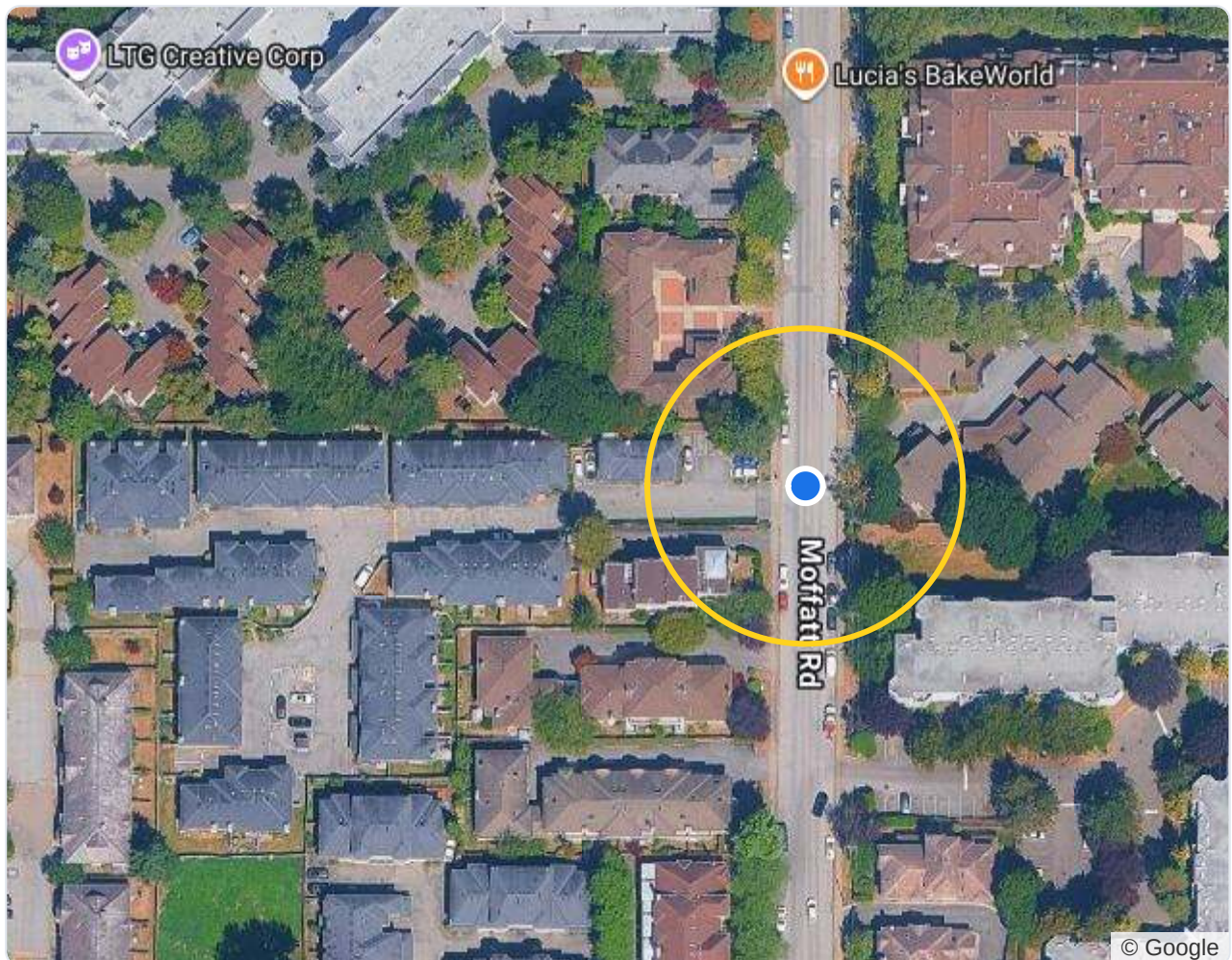
✓ Garbage Pickup

✓ Gardening

✓ Management

## Location

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## Les Twarog

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