

BUILDING BROCHURE

BEACON COVE - 7831 NO 1 BUILDING

7831 No 1 Rd. · Richmond, BC V7C 1T7 · Quilchena RI



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4 FOR SALE
FROM \$375,000

2 SOLD · 12 MO
\$405,000-\$735,000



Unit Mix

1 Bedroom

6 units
736 – 810 sf
from \$338,000

2 Bedroom

15 units
848 – 1,217 sf
from \$310,000

3 Bedroom

17 units
1,248 – 1,508 sf
from \$643,000

For Sale in Beacon Cove - 7831 No 1 Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$570,000	2 / 2	1217 sf	\$468	112 7891 NO. 1 ROAD
\$560,000	2 / 1	923 sf	\$607	205 7831 No.1 Road
\$459,999	2 / 1	848 sf	\$542	205 7831 NO 1 ROAD
\$375,000	1 / 1	736 sf	\$510	303 7851 NO. 1 ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$735,000	3 / 2ba	1275 sf	\$576	2026-02-01
\$405,000	1 / 1ba	763 sf	\$531	2025-09-16
\$390,000	1 / 1ba	762 sf	\$512	2025-06-13
\$930,000	3 / 2ba	1323 sf	\$703	2025-05-26

Value & Financing

Price Positioning

\$532 /sq ft

Active listings here average **\$532/sf** vs **\$761/sf** across Quilchena RI.

30% below area average

Mortgage Snapshot

\$1,796 /mo

Entry price (from) **\$375,000**

20% down payment **\$75,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1977	LEVELS 3	SUITES 75	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS505	MANAGEMENT Columbia Property Management Ltd

Overview

Beacon Cove - 7831 No 1 Rd, Richmond, BC V7C 1T7, Canada, NWS505. Located on No 1 Road at Blundell Road. This 3 level complex features 75 units and was built in 1976. Beacon Cove is a short drive to Archibald Blair Elementary School, JN Burnett Secondary School, Thompson

Community Centre, Tera Nova Rural Park, Quilchena Golf and Country Club, Quilchena Elementary School, James Gilmore Elementary School, Manoah Steves Elementary School, RM Grauer Elementary School, Butterfly Progressive Montessori Preschool, Donald E. McKay Elementary School. Convenient location, close to schools, transportation and shopping at Terra Nova and Seafair Mall. Maintenance fee includes annual water and sewer bill. The complex features wood-burning fireplace, clubhouse, shared laundry, the storage shed and two parking spots, private yard, open floor plan, carport and visitor parking. Close to popular dyke walk, Terra Nova and Steveston Village.

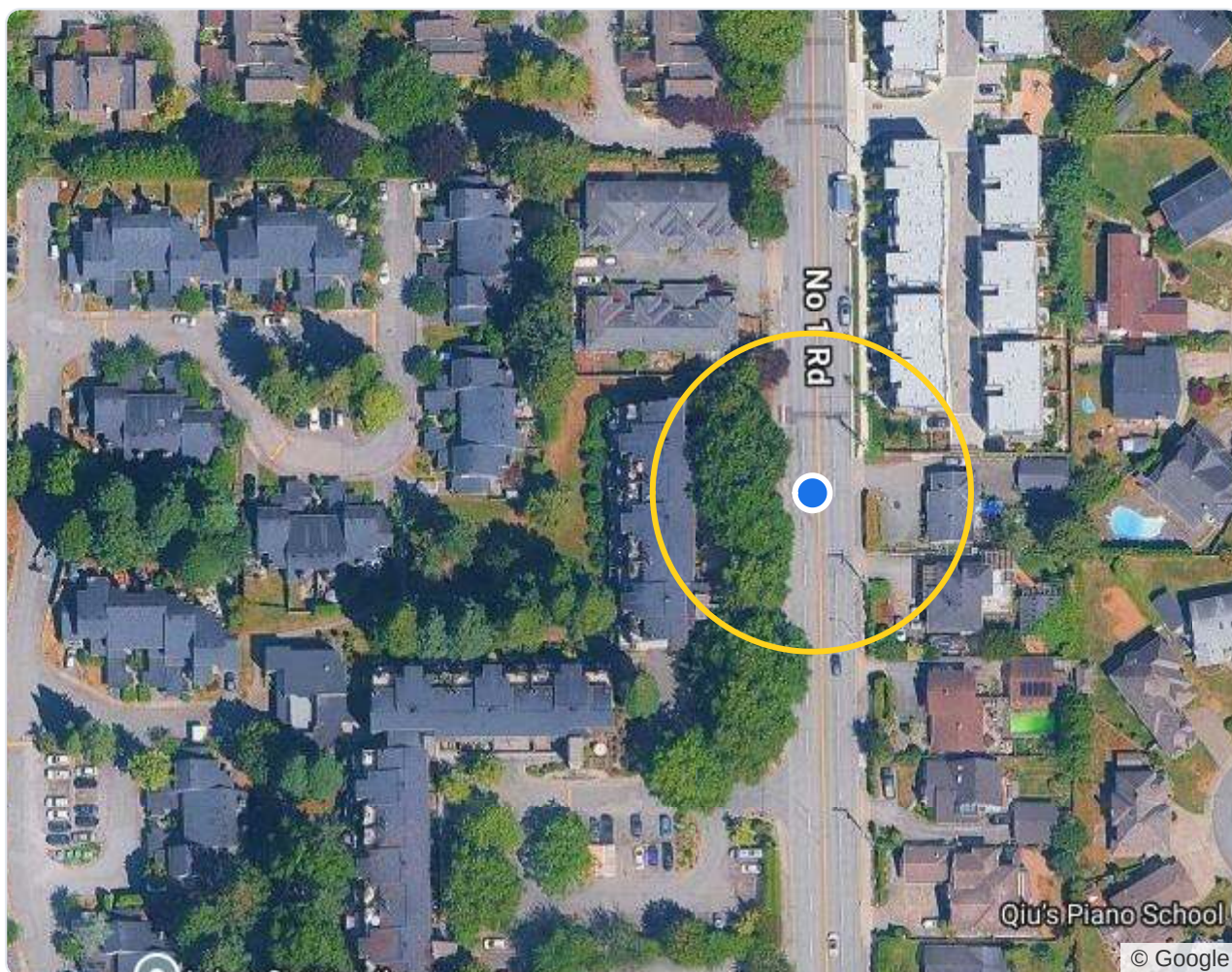
Amenities & Features

- ✓ Club House
- ✓ Shared Laundry
- ✓ Elevator
- ✓ Storage

Maintenance Fees Include

- ✓ Gardening
- ✓ Management
- ✓ Hot Water

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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