

BUILDING BROCHURE

CORONADO - 8460 GRANVILLE BUILDING

8460 Granville Ave. · Richmond, BC V6Y 4E7 · Brighthouse South







5 FOR SALE
FROM \$468,000

9 SOLD · 12 MO
\$485,000–\$798,000

12-MO SOLD TREND
-29.5

Unit Mix

1 Bedroom

17 units
603 – 740 sf
from \$478,000

2 Bedroom

49 units
727 – 1,951 sf
from \$468,000

3 Bedroom

19 units
1,171 – 1,327 sf
from \$746,500

For Sale in Coronado - 8460 Granville Building & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$818,000	3 / 2	1207 sf	\$678	1805 8460 GRANVILLE AVENUE
\$655,000	2 / 2	967 sf	\$677	214 8480 GRANVILLE AVENUE
\$620,000	2 / 2	890 sf	\$697	219 8480 GRANVILLE AVENUE
\$520,000	1 / 1	631 sf	\$824	1607 8460 GRANVILLE AVENUE
\$468,000	2 / 2	835 sf	\$560	302 7080 ST. ALBANS ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$676,500	2 / 2ba	1053 sf	\$642	2026-08-07
\$485,000	1 / 1ba	635 sf	\$764	2026-07-17
\$533,000	2 / 2ba	913 sf	\$584	2026-06-23
\$746,500	3 / 2ba	1218 sf	\$613	2026-06-02

Value & Financing

Price Positioning

\$687 /sq ft

Active listings here average **\$687/sf** vs **\$811/sf** across Brighthouse South.

15% below area average

Mortgage Snapshot

\$2,241 /mo

Entry price (from) **\$468,000**

20% down payment **\$93,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2003	LEVELS 16	SUITES 346	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS4084	DEVELOPER Bosa Development
MANAGEMENT Dwell Property Management			

Overview

Coronado At The Palms - 8460 Granville Avenue, Richmond, BC V6Y 4E7, Canada. Strata plan LMS4084, was built by Bosa Ventures in 2003. Crossroads are Branville Avenue and No.3 Road.This complex features 346 units with 113 condo units and 3 townhouse units at 7080 St Albans, 10 townhouse units at 7088 St Albans, 19 townhouse units at 8433 Bennett Rd, 99 condo units at 8460 Granville, 97 condo units at 8480 Granville, 6 commercial units at 8400 Granville and 7000 St Albans. Maintenance fee includes management, caretaker, garbage pickup, gardening, gas, hotwater and recreation facilities. Walking distance to General Currie Elementary School, Academy of Learning. Close to transit, Richmond Centre, Lansdowne Centre, Brighthouse park, City Centre Community centre, swimming pool, ice rink, Richmond Public Library, Richmond Public Market, restaurants and the Canada Line.

Amenities & Features

- ✓ Elevator
- ✓ Guest Suite
- ✓ Sauna/steam Room
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

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

Location



Les Twarog

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