

BUILDING BROCHURE

SUNSET TERRACE

8751 General Currie Rd. · Richmond, BC V6Y 3T7 · Brighthouse South



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2 FOR SALE
FROM \$390,000



Unit Mix

1 Bedroom

15 units
705 – 826 sf
from \$380,000

2 Bedroom

8 units
950 – 981 sf
from \$488,000

For Sale in Sunset Terrace & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$415,000	1 / 1	705 sf	\$589	215 8751 GENERAL CURRIE ROAD
\$390,000	1 / 1	746 sf	\$523	109 8751 GENERAL CURRIE ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$586,000	2 / 2ba	967 sf	\$606	2025-07-14
\$462,000	1 / 1ba	712 sf	\$649	2024-11-30
\$595,000	2 / 2ba	950 sf	\$626	2024-11-08
\$498,000	1 / 1ba	745 sf	\$668	2024-04-23

Value & Financing

Price Positioning

\$556 /sq ft

Active listings here average **\$556/sf** vs **\$808/sf** across Brighthouse South.

31% below area average

Mortgage Snapshot

\$1,868 /mo

Entry price (from)	\$390,000
20% down payment	\$78,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1989	LEVELS 3	SUITES 84	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2934	MANAGEMENT Riverwest Realty

Overview

Sunset Terrace - 8751 General Currie Road, Richmond, BC V6Y 3T7, Canada. Strata Plan NWS2934 - Located in the desirable and quiet Central Richmond area on General Currie Road and Garden City Road. Sunset Terrace is a well maintained complex. It is centrally located to transit, restaurants, coffee shops, close to Richmond City Hall, Richmond Public Library, all type of medical services and recreation facilities. Direct access to Granville Avenue, No 3 Road and other major routes allows an easy commute to surrounding destinations including Richmond Hospital, Richmond and Lansdowne Shopping Centres, Steveston Village, great Richmond parks as well as

provides direct routes to Vancouver, Burnaby and New Westminster. Sunset Terrace is just a short stroll to General Currie Elementary, St. Paul's, Richmond Secondary and Palmer Secondary Schools, Aquatic Centre, Public Market, Lansdowne Murdoch Daycare, Shoppers Drug Mart, Brighthouse and Minoru parks and a good choice of ethnic restaurants including Saigon City Vietnamese, Ricky's All Day Grill, J Malone's Bar & Grill and many others. Sunset Terrace is a three level complex built in 1989 with 84 units in strata. Most units feature spacious kitchen with eating area, laminate floorings, gas fireplace, in suite laundry and huge balcony. Complex also offers storage locker, secured parking stall, bike room, exercise room and recreation facilities. Caretaker is available on site. Sunset Terrace offers great living in the heart of the desirable and safe Central Richmond neighbourhood - Live here today!

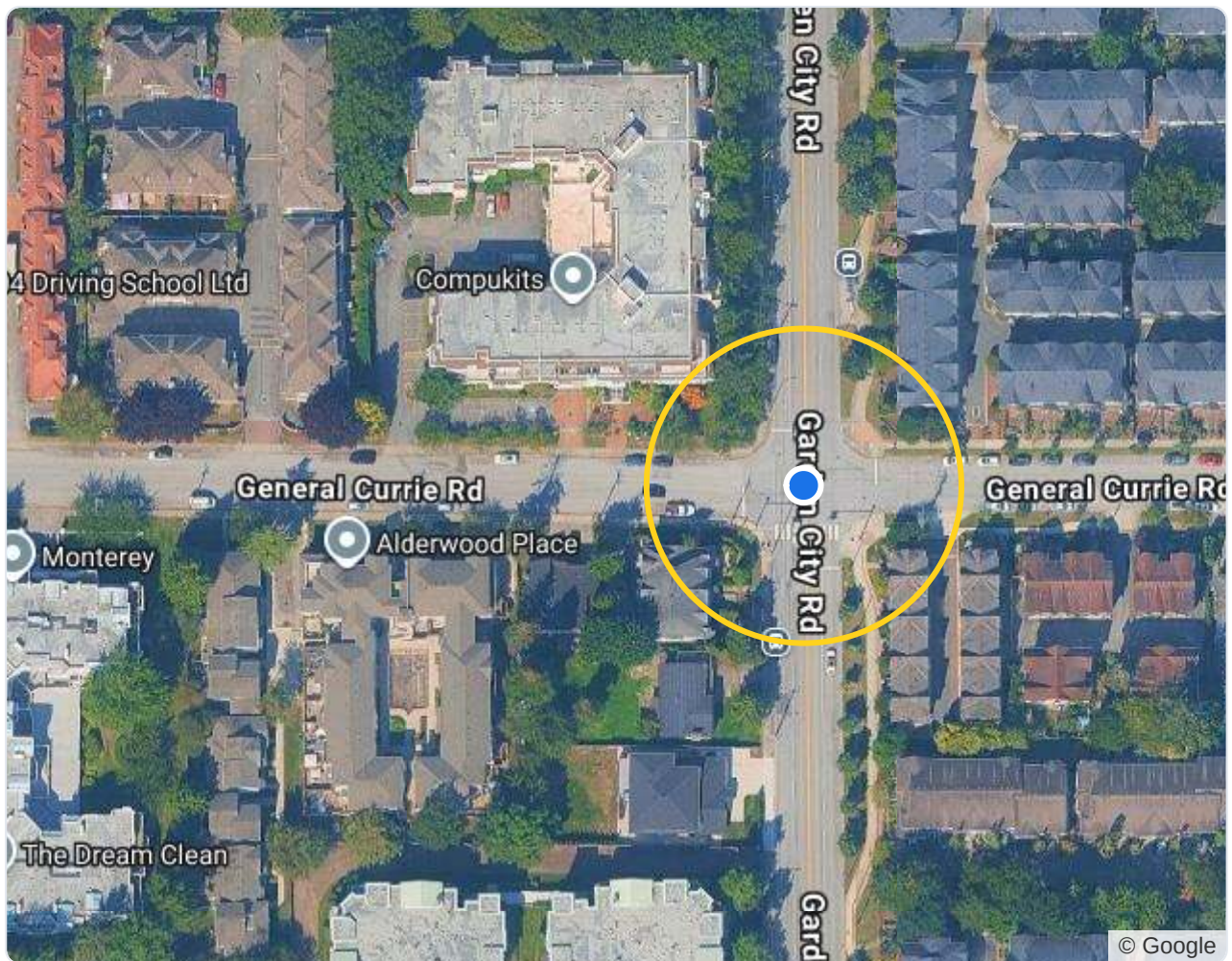
Amenities & Features

- | | |
|-------------------|--------------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ Exercise Centre | ✓ In Suite Laundry |
| ✓ Storage | |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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