

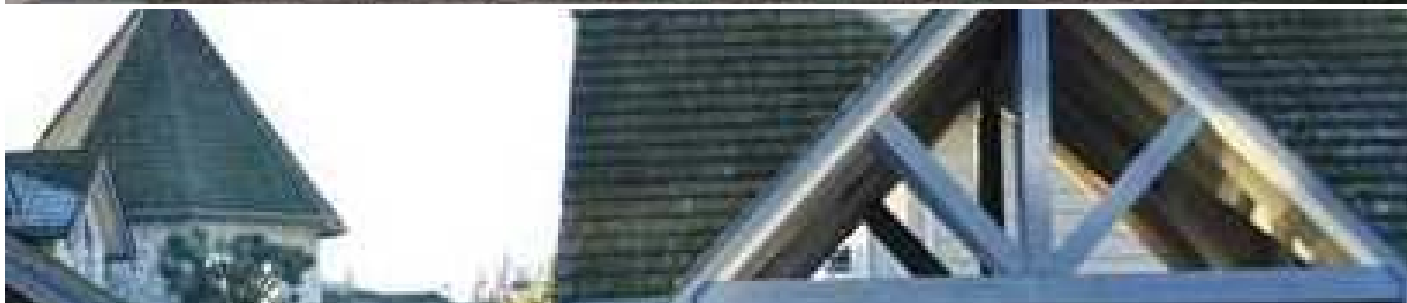
BUILDING BROCHURE

BRISTOL GARDEN

7695 St Albans Rd. · Richmond, BC V6Y 3W8 · Brighthouse South



Scan to view online



2 FOR SALE
FROM \$1,150,000

12-MO SOLD TREND
55.2

Unit Mix

3 Bedroom

3 units
1,804 – 2,437 sf
from \$898,000

4 Bedroom

2 units
2,136 – 2,171 sf
from \$1,128,800

For Sale in Bristol Garden & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,269,000	3 / 3	2191 sf	\$579	27 7695 ST. ALBANS ROAD
\$1,150,000	3 / 3	2437 sf	\$472	34 7695 ST. ALBANS ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,394,000	4 / 3ba	2171 sf	\$642	2025-01-20
\$1,128,800	4 / 3ba	2136 sf	\$528	2021-01-12
\$898,000	3 / 3ba	1804 sf	\$498	2020-09-17

Value & Financing

Price Positioning

\$526 /sq ft

Active listings here average **\$526/sf** vs **\$792/sf** across Brighthouse South.

34% below area average

Mortgage Snapshot

\$5,508 /mo

Entry price (from) **\$1,150,000**

20% down payment **\$230,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1990	LEVELS 2	SUITES 37	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3243	DEVELOPER Molnar Group
MANAGEMENT Century 21 Prudential Estates (rmd) Ltd.			

Overview

Bristol Garden - 7695 Albans Rd, Richmond, BC V6Y 1L8. Strata No NWS3243. Built in 1990. Two levels. Full rain screen. This gated complex located in Brighthouse South area of Richmond. It was built by A. Molnar. There are 37 units in strata and in development. Walking distance to General Currie Elementary, Richmond Secondary, Garden City Elementary, Ferris Elementary, Shoppers drug mart and Brighthouse Park. The bus stops are steps away and the Brighthouse skytrain station is minutes away from the development. Take a short ride and you are in Richmond Centre, Minoru

Park, Richmond Hospital, Gateway theatre and a lot of restaurants. The maintenance fee includes garbage pickup, gardening and management. The amenities are garden and in-suite laundry.

Crossroads Blundell Rd and Granville Ave»¿

Amenities & Features

✓ None

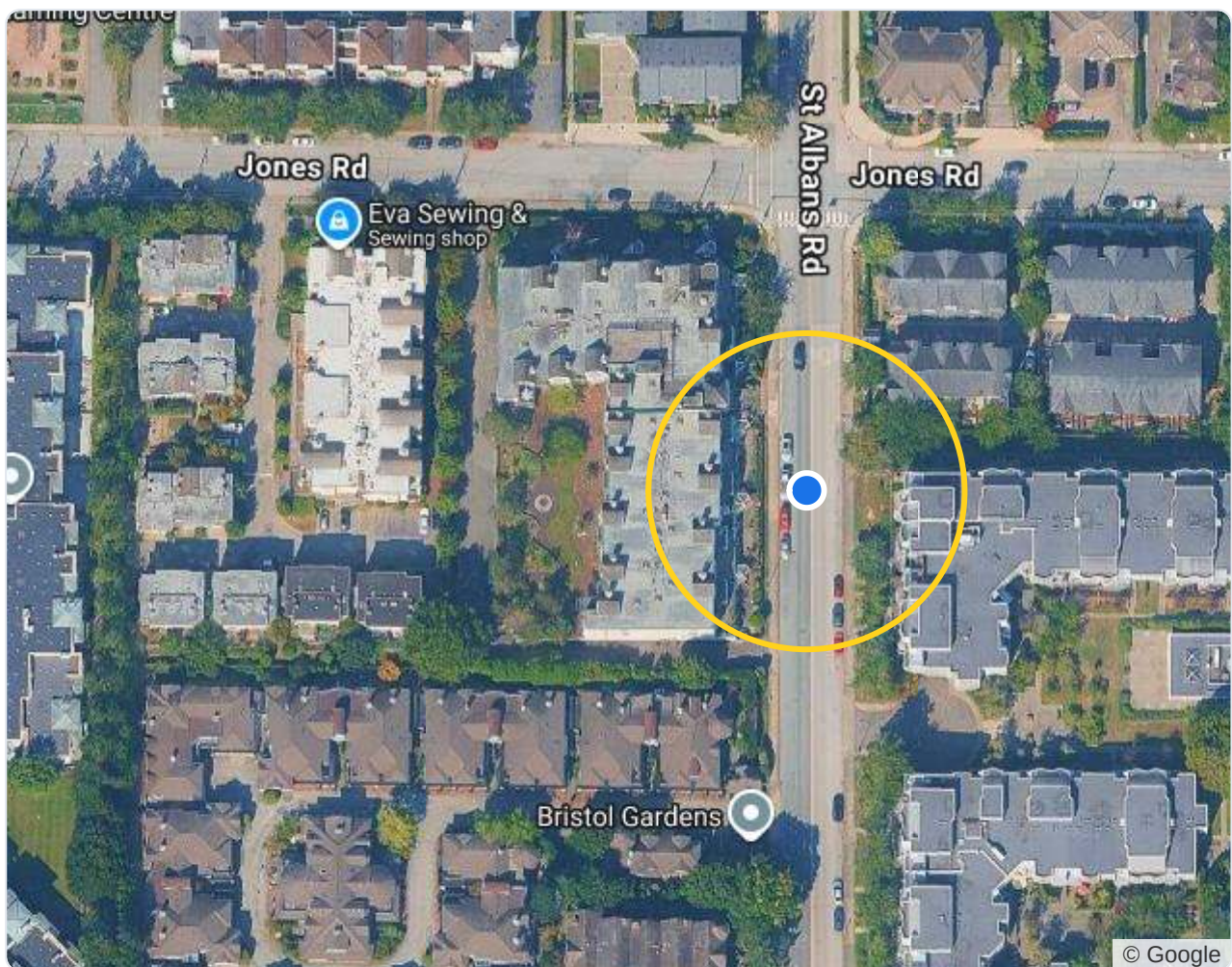
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

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