

BUILDING BROCHURE

COLONY BAY - 7435 MOFFATT BUILDING

7435 Moffatt Rd. · Richmond, BC V6Y 1X9 · Brighthouse South



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3 FOR SALE
FROM \$475,000

3 SOLD · 12 MO
\$443,000-\$640,000


12-MO SOLD TREND
-20.2

Unit Mix

1 Bedroom
19 units
787 – 1,103 sf
from \$382,500

2 Bedroom
14 units
1,074 – 1,314 sf
from \$568,000

3 Bedroom
2 units
1,239 – 1,267 sf
from \$768,000

For Sale in Colony Bay - 7435 Moffatt Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$590,800	2 / 2	1074 sf	\$550	117 7437 MOFFATT ROAD
\$498,800	1 / 1	806 sf	\$619	121 7437 MOFFATT ROAD
\$475,000	1 / 1	824 sf	\$576	313 7435 MOFFATT ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$443,000	1 / 1ba	807 sf	\$549	2026-08-06
\$640,000	2 / 2ba	1136 sf	\$563	2026-05-12
\$475,000	1 / 1ba	804 sf	\$591	2026-04-14
\$475,000	1 / 1ba	824 sf	\$576	2025-07-14

Value & Financing

Price Positioning

\$582 /sq ft

Active listings here average **\$582/sf** vs **\$798/sf** across Brighthouse South.

27% below area average

Mortgage Snapshot

\$2,275 /mo

Entry price (from) **\$475,000**

20% down payment **\$95,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1991	LEVELS 3	SUITES 120	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3249	MANAGEMENT The Wynford Group

Overview

Colony Bay at 7435 Moffatt Road, Richmond, BC, V6Y 3W6, strata plan NWS3249. Well managed building with new flat roof, paint and carpet throughout built in 1991. Maintenance fee includes garbage pickup, gardening, gas, recreation facility and management. 2 pets are allowed with restrictions and rentals allowed with restrictions. This complex consists of 36 units at 7435, 54

units at 7437 and 30 units at 7439 Moffatt. » Amenities include garden courtyard, in-suite laundry, bike storage and hot tub.

Colony Bay is close to Richmond Centre Mall, Minoru Park, Richmond Secondary School, WD Ferris Elementary School, City Centre Community Centre, Richmond Public Library, Richmond Hospital, Safeway and transit. »

Crossroads are Granville Avenue and Gilbert Road.

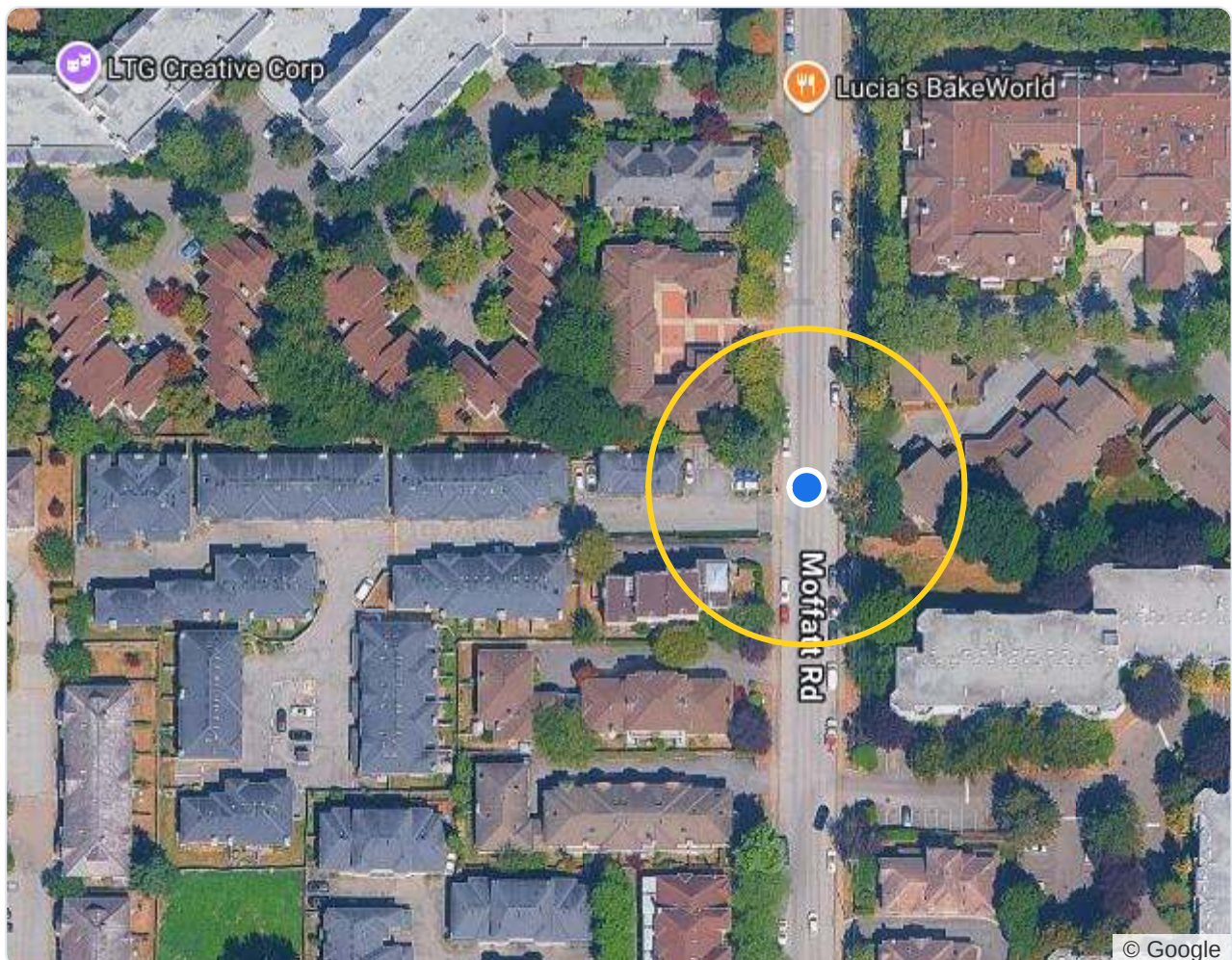
Amenities & Features

- ✓ Bike Room
- ✓ Garden
- ✓ Swirlpool/hot Tub
- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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