

BUILDING BROCHURE

MONTA ROSA - 7680 GILBERT BUILDING

7680 Gilbert Rd. · Richmond, BC V7C 3W2 · Brighthouse South



Scan to view online



1 FOR SALE
FROM \$668,000

1 SOLD · 12 MO
\$630,000-\$630,000



Unit Mix

Studio

1 unit
1,046 – 1,046 sf
from \$668,000

2 Bedroom

13 units
961 – 1,184 sf
from \$575,000

3 Bedroom

4 units
1,353 – 2,166 sf
from \$630,000

For Sale in Monta Rosa - 7680 Gilbert Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$668,000	— / 2	1046 sf	\$639	105 7700 GILBERT ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$630,000	3 / 2ba	1353 sf	\$466	2026-04-22
\$604,000	2 / 2ba	995 sf	\$607	2024-12-09
\$636,500	2 / 2ba	1184 sf	\$538	2024-08-08
\$712,500	2 / 2ba	1046 sf	\$681	2024-07-07

Value & Financing

Price Positioning

\$639 /sq ft

Active listings here average **\$639/sf** vs **\$789/sf** across Brighthouse South.

19% below area average

Mortgage Snapshot

\$3,199 /mo

Entry price (from)	\$668,000
20% down payment	\$133,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1990	LEVELS 3	SUITES 10	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3156	

Overview

Monta Rosa - 7680 Gilbert Rd, Richmond, BC V7C 3W6. Strata No NWS3156. Built in 1990. Three levels Frame-wood construction. Full rain-screen. This complex is located in Brighthouse South area of Richmond. Walking distance to Richmond Centre, Minoru Park, public library, hockey club, Gateway theatre, Ferris Elementary and Richmond High Secondary School. The bus stop is next to the complex and the Brighthouse skytrain station is minutes away. This complex consists of 10 townhouse units at 7680 and 27 condo units at 7700 Gilbert. The exterior, windows, roof were replaced with rainscreen technology in 2005. Maintenance fee includes garbage pickup, gardening and management.

Amenities & Features

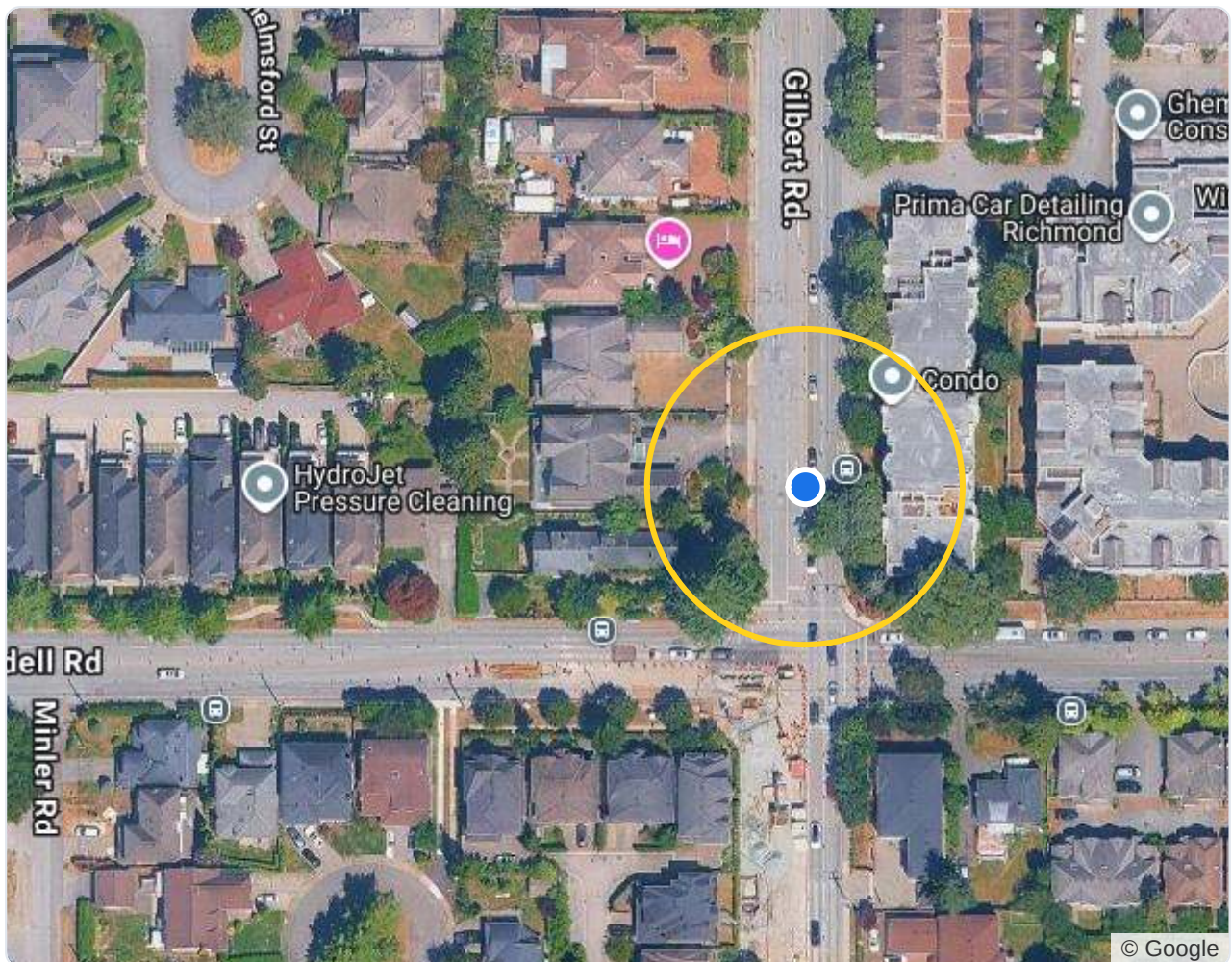
✓ None

Maintenance Fees Include

✓ Garbage Pickup
✓ Management

✓ Gardening

Location



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