

BUILDING BROCHURE

TIMBERWOOD VILLAGE - 6871 FRANCIS BUILDING

6871 Francis Rd. · Richmond, BC V7C 4S9 · Woodwards



4 FOR SALE
FROM \$979,000

12-MO SOLD TREND
64.9

Unit Mix

3 Bedroom

16 units

1,498 – 1,634 sf

from \$679,000

For Sale in Timberwood Village - 6871 Francis Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,080,000	3 / 3	1541 sf	\$701	86 6880 LUCAS ROAD
\$1,045,000	3 / 3	1562 sf	\$669	20 6871 FRANCIS ROAD
\$1,028,000	3 / 3	1601 sf	\$642	73 6880 LUCAS ROAD
\$979,000	3 / 3	1560 sf	\$628	94 6880 LUCAS ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,120,000	3 / 3ba	1615 sf	\$693	2025-08-26
\$1,160,000	3 / 3ba	1498 sf	\$774	2024-07-19
\$1,087,500	3 / 2ba	1634 sf	\$666	2024-07-02
\$1,060,000	3 / 3ba	1579 sf	\$671	2023-06-08

Value & Financing

Price Positioning

\$660 /sq ft

Active listings here average \$660/sf vs \$769/sf across Woodward's.

14% below area average

Mortgage Snapshot

\$4,689 /mo

Entry price (from) **\$979,000**

20% down payment **\$195,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1977	LEVELS 2	SUITES 101	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS807	

Overview

Timberwood Village - 6871 Francis Rd, Richmond, BC V7C 4S9. Strata No NWS807. Built in 1977. Two levels. Frame-wood construction. This complex consists of 48 units at 6871 Francis and 53 units at 6877, 6880, 6887, 6931 to 6971 Lucas. Walking distance to Steveston London High School. Conveniently located near tennis courts, parks and shopping centre. Well

landscaped complex with lots of green space and lovely outdoor pool make this complex popular with young families and first time buyers. Recreation facilities include meticulously clean outdoor pool, recreation room with billiards table, ample seating for large gatherings. Blundell Elementary, WD Ferris Elementary, London Park, Canada Safeway, Shoppers Drug Mart, Richmond Animal hospital, Minoru park, Brighthouse park and Restaurants: Domino's Pizza, Thai kitchen, Sushi Hani are close by.

Crossroads Gilbert Rd and No.2 Rd

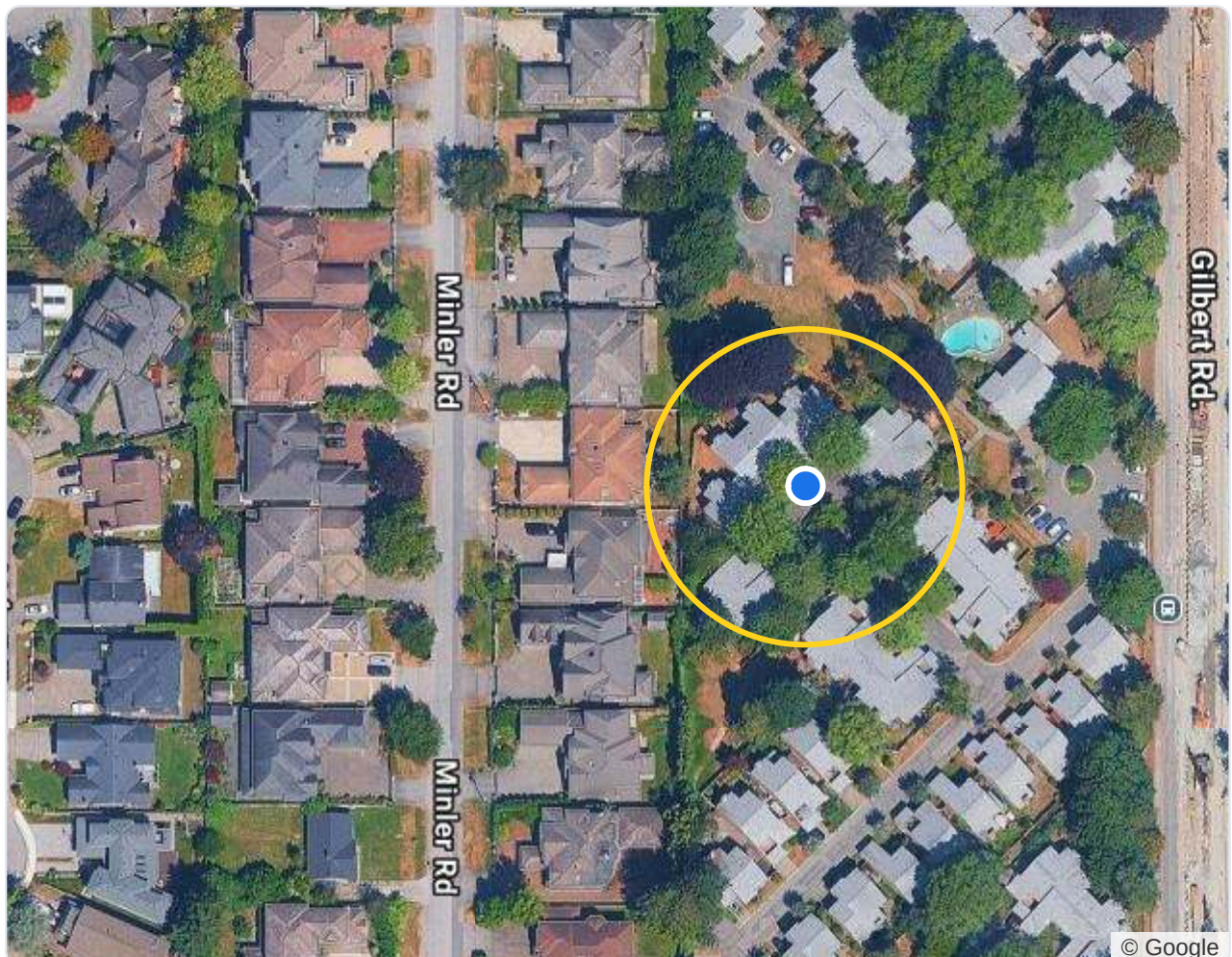
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Pool; Outdoor

Maintenance Fees Include

- ✓ Gardening
- ✓ Management
- ✓ Recreation Facility

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing
scan or call