

VILLA MONTEREY

110 7th St. · New Westminster, BC V3M 5W5 · Uptown NW



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1 FOR SALE
FROM \$829,000

1 SOLD · 12 MO
\$359,900–\$359,900



Unit Mix

1 Bedroom

8 units
611 – 750 sf
from \$306,000

2 Bedroom

7 units
882 – 1,426 sf
from \$421,000

For Sale in Villa Monterey & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$829,000	2 / 2	1380 sf	\$601	402 110 SEVENTH STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$359,900	1 / 1ba	621 sf	\$580	2026-05-06
\$428,000	1 / 1ba	611 sf	\$700	2025-05-06
\$350,000	1 / 1ba	611 sf	\$573	2025-03-04
\$485,000	2 / 1ba	882 sf	\$550	2024-07-17

Value & Financing

Price Positioning

\$601 /sq ft

Active listings here average **\$601/sf** vs **\$679/sf** across Uptown NW.

11% below area average

Mortgage Snapshot

\$3,970 /mo

Entry price (from) **\$829,000**

20% down payment **\$165,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1977	LEVELS 4	SUITES 24	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS743	MANAGEMENT Axis Strata Management Company

Overview

Villa Monterey - 110 7th Street New Westminster, BC V3M 5W5, NWS743 - Located on the corner of 7th Street and Gloucester Street in the popular Uptown neighbourhood in New Westminster. This is a convenient location public transit, restaurants, coffee shops, Royal City Shopping Centre, library, London Drugs, Save-On-Foods, Moody Park, all levels of schools including Douglas College, Safeway, recreation, medical services and more! Direct access to highways allows an easy commute to Richmond, Downtown Vancouver and other surrounding destinations. Villa Monterey offers 24 homes built in 1977 that are professionally managed by Park Place 604-271-

7788. Most homes feature spacious floor plans, galley style kitchens, cozy gas fireplace, plenty of storage space throughout and large private balconies. This is a well maintained building with recent updates including a newer roof and balconies (2008) and re-plumbing (2007). Other building features include secured parking, storage lockers, shared laundry, a guest suite, visitor parking, elevators and wheelchair access. Villa Monterey welcomes all ages, pets with restrictions and rentals with restrictions. This is a great location that offers easy and affordable condo living!

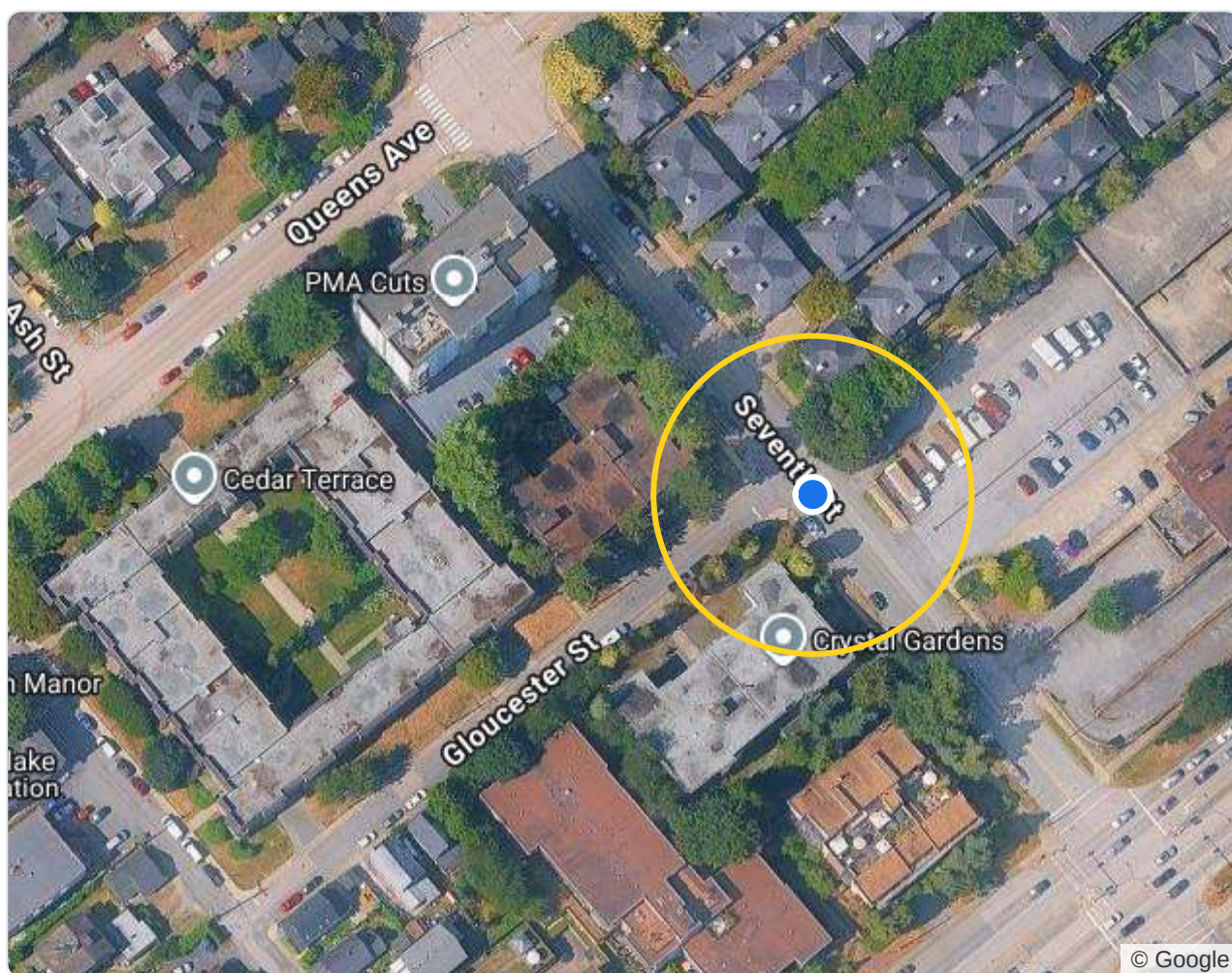
Amenities & Features

- ✓ Shared Laundry

Maintenance Fees Include

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

Location





Les Twarog

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