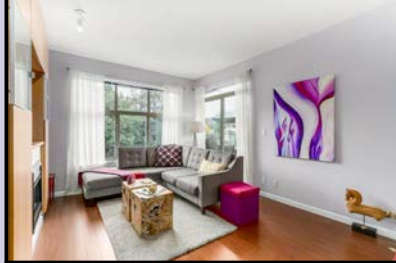


New Westminster, Fraserview NW
304 - 285 Ross Drive, V3L 0B9

MLS# R2105431
\$498,800

Residential Attached
Active



Complex/Subdiv: **THE GROVE AT VICTORIA HILL**
 Frontage: **0.00** Bedrooms: **2** PID: **027-353-516**
 Depth/Size: Bathrooms: **2** Approx Yr Blt: **2008**
 Lot Area SqFt: **0** Half Baths: **0**
 Rear Yard Exp: Full Baths: **2**
 Taxes: **\$1,941 (2016)**
 Type: **Apartment Unit**
 View: **Yes**

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground,Visitor Parking		
Exterior:	Brick,Hardi Plank,Mixed				
Rainscreen:		Dist to Public Trans:	1 BLOCK	Dist to School Bus:	CLOSE
Type of Roof:	Asphalt,Other	Possession:			
Reno Year:	0	Title to Land:	Freehold Strata		
Flooring:	Laminate,Wall/Wall/Mixed	Seller's Interest:			
Water Supply:	City/Municipal				
Heat/Fuel:	Baseboard,Electric				
No. of Fireplaces:	1	Property Disclosure:	Y		
Fireplace Fuel:	Electric	Outdoor Area:	Balcony(s)		
Locker:	Yes	Units in Development:	246	Total Units in Strata:	246
Mngmt Co:	Baywest Management	Property Disclosure:	Y		
Mngmt Ph:	604-714-1521	Maint Fee:	\$364.61		

Maint Charge Incl: **Garbage Pickup,Gardening,Hot Water,Management**
 Legal: **PL BCS2702 LT 19 DL 115 LD 36**
 Amenities: **Bike Room,Club House,Elevator,Exercise Centre,In Suite Laundry**
 Site Influences: **Paved Road,Recreation Nearby,Shopping Nearby,Treed**
 Features Incl: **ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Microwave,Smoke Alarm,Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 10'			x			x
Main	Master Bedroom	10' x 14'			x			x
Main	Living Room	12' x 22'6			x			x
Main	Bedroom	12' x 9'			x			x
Main	Den	7' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Total Floor Area:	1,010 sqft	Bathrooms	
Total # Rooms:	5	1	4 Piece; Ensuite: Y; Level: Main
Finished Levels:	1	2	4 Piece; Ensuite: N; Level: Main
Basement:	None	3	
Restricted Age:		4	
# Pets / Cats; Dogs:	2 / Cats; ; Dogs:	5	
Virtual Tour URL:	http://www.pixilink.com/tours7/12931	6	
		7	
		8	

The Grove at Victoria Hill - 2 beds+den, 2 baths, 1010 sqft bright corner home overlooking the ever changing colors of the park w/a large balcony & view from every room! Surrounded by green space this well kept home features a very spacious & open living/dining/kitchen area. Gourmet kitchen w/ Stainless Steel appliances, granite counters, lots of cabinets. Two separate spacious bedrooms, MB w/ a LARGE walk in closet & 4 piece ensuite. Versatile den/office. Fantastic amenities at the Boiler House: gym, theatre, meeting room, party room/lounge & outdoor basketball crt. Central location steps to Queens Park, bus stop & 15 mins walk to Skytrain. Close to shopping, Canada Games Pool & schools. Open House Sat & Sun, Sep 10th 11th 2-4pm

The enclosed information while deemed to be correct, is not guaranteed.
 If your home is listed with another broker, this is not intended as a solicitation.

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 this feature sheet was made online at www.pixilink.com

Victoria Hill

304 - 285 Ross Drive, New Westminster
 2 beds, 2 baths - Apartment Unit



Katayoon Webb

604.315.8715
 RE/MAX Crest Realty (Westside)

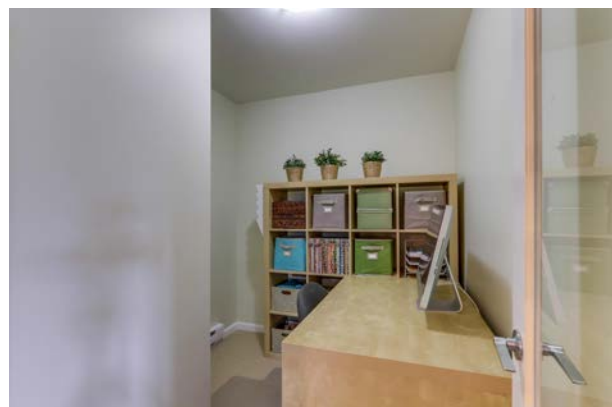
homes@katayoonwebb.com

www.katayoonwebb.com



Home on Victoria Hill

304 - 285 Ross Drive, New Westminster
2 beds, 2 baths - Apartment Unit



The Grove at Victoria Hill - 2 beds+den, 2 baths, 1010 sqft bright corner home overlooking the ever changing colors of the park w/a large balcony & view from every room! Surrounded by green space this well kept home features a very spacious & open living/dining/kitchen area. Gourmet kitchen w/ Stainless Steel appliances, granite counters, lots of cabinets. Two separate spacious bedrooms, MB w/ a LARGE walk in closet & 4 piece ensuite. Versatile den/office. Fantastic amenities at the Boiler House: gym, theatre, meeting room, party room/lounge & outdoor basketball crt. Central location steps to Queens Park, bus stop & 15 mins walk to Skytrain. Close to shopping, Canada Games Pool & schools. Open House Sat & Sun, Sep 10th 11th 2-4pm

Price: \$498,800
Type: Apartment
Beds: 2
Baths: 2
Built: 2008
Size: 1,010 sqft
Mnt Fee: \$365
Taxes: \$1,941 (2016)

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