



Presented by:  
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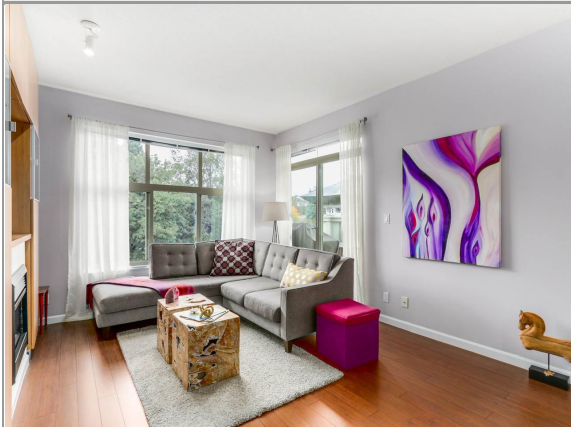
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**Sold**  
**R2105431**  
Board: V  
Apartment/Condo

**304 285 ROSS DRIVE**  
New Westminster  
Fraserview NW  
V3L 0B9

Residential Attached  
**\$498,800 (LP)**  
**\$498,800 (SP)**



Sold Date: **9/14/2016** Frontage (feet): Original Price: **\$498,800**  
Meas. Type: Frontage (metres): Approx. Year Built: **2008**  
Depth / Size (ft.): Bedrooms: **2** Age: **8**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM-5A**  
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,941.36**  
Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**  
Exposure: **Northeast** Maint. Fee: **\$364.61** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **027-353-516**  
Mgmt. Co's Name: **First Residential Management** Tour: **Virtual Tour URL**  
Mgmt. Co's Phone: **604-683-8900**  
View: **Yes: PARK SETTING**  
Complex / Subdiv: **THE GROVE AT VICTORIA HILL**  
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit**  
Construction: **Frame - Wood**  
Exterior: **Brick, Hardi Plank, Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt, Other**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
Parking: **Garage; Underground, Visitor Parking**  
Locker: **Y**  
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **CLOSE**  
Units in Development: **246** Total Units in Strata: **246**  
Title to Land: **Freehold Strata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **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: **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

Finished Floor (Main):	<b>1,010</b>	# of Rooms:	<b>5</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>1</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>Yes</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:						2	<b>Main</b>		<b>4</b>		<b>No</b>		Barn:	
Finished Floor (Below):	<b>0</b>	Restricted Age:						3							Workshop/Shed:	
Finished Floor (Basement):	<b>0</b>	# of Pets:	<b>1</b>	Cats:		Dogs:		4							Pool:	
Finished Floor (Total):	<b>1,010 sq. ft.</b>	# or % of Rentals Allowed:		Bylaw Restrict:	<b>Pets Allowed w/ Rest., Rentals Allowed</b>				5						Garage Sz:	
Unfinished Floor:	<b>0</b>	Basement:	<b>None</b>					6							Door Height:	
Grand Total:	<b>1,010 sq. ft.</b>							7								
								8								

Listing Broker(s): **RE/MAX Crest Realty Westside**

**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. Preview Thursday Sep 7, 6-7pm. Open House Sat & Sun, Sep 10th 11th 2-4pm**