



Presented by:  
**Katayoon Webb PREC\***

RE/MAX Crest Realty Westside  
 Phone: 604-315-8715

katayoonwebb@remax.net



**Sold**  
**R2175223**  
 Board: V  
 Apartment/Condo

**306 255 ROSS DRIVE**  
 New Westminster  
 Fraserview NW  
 V3L 0C7

Residential Attached  
**\$525,000 (LP)**  
**\$580,000 (SP)**



Sold Date: **6/13/2017** Frontage (feet): Original Price: **\$525,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2011**  
 Depth / Size (ft.): Bedrooms: **2** Age: **6**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM-5A**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,073.00**  
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**  
 Exposure: **Southwest** Maint. Fee: **\$393.94** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **028-395-794**  
 Mgmt. Co's Name: **First Service Residential** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-683-8900**  
 View: :  
 Complex / Subdiv: **THE GROVE AT VICTORIA HILL**  
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>Corner Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage Underbuilding</b>	Locker: <b>N</b>	Dist. to School Bus: <b>4 BLOCKS</b>
Exterior: <b>Mixed, Vinyl</b>	Dist. to Public Transit: <b>1 BLOCK</b>	Dist. to School Bus: <b>4 BLOCKS</b>	Total Units in Strata: <b>246</b>
Foundation: <b>Concrete Perimeter</b>	Units in Development: <b>246</b>		
Rain Screen: <b>Full</b>	Title to Land: <b>Freehold Strata</b>		
Renovations:	Property Disc.: <b>Yes</b>		
Water Supply: <b>City/Municipal</b>	Fixtures Leased: :		
Fireplace Fuel: <b>Electric</b>	Fixtures Rmvd: :		
Fuel/Heating: <b>Electric</b>	Floor Finish: <b>Laminate, Tile</b>		
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>			
Type of Roof: <b>Asphalt, Wood</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**  
 Legal: **PL BCS2702 LT 191 DL 115 LD 36**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby, Treed**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Smoke**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 11'			x			x
Main	Den	7' x 10'			x			x
Main	Living Room	12' x 22'			x			x
Main	Master Bedroom	10' x 15'			x			x
Main	Bedroom	10' x 13'			x			x
		x			x			x
		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	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>1</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total): <b>1,010 sq. ft.</b>	# or % of Rentals Allowed <b>0</b>			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/ Rest., Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>1,010 sq. ft.</b>				7				
				8				

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

**The Grove at Victoria Hill - 2 bedroom+den, 2 bathroom, 1010sqft bright corner home! Very quiet & 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, master bedroom with a LARGE walk in closet and a 4 piece ensuite. Versatile den/office. Fantastic amenities at the Boiler House: gym, theatre, study area, meeting room, party room/lounge, & outdoor basketball court. Central location just steps to Queens Park, bus stop & 15 mins walk to Skytrain. Close to shopping, groceries, Canada Games Pool & schools. Open House Sat/Sun June 10&11 2:30 -4pm.**