



Presented by:
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Sold
R2108114
Board: V
Apartment/Condo

308 285 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: **\$1,985.25**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**
Exposure: **Northeast** Maint. Fee: **\$380.29** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **027-353-559**
Mgmt. Co's Name: **First Residential** 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	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Frame - Wood	Parking: Garage; Underground, Visitor Parking		
Exterior: Brick, Hardi Plank, Mixed			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1 BLOCK	Dist. to School Bus: 1 BLOCK
Rain Screen:	R.I. Plumbing:	Units in Development: 246	Total Units in Strata: 246
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Electric		Property Disc.: Yes	
Fuel/Heating: Baseboard, Electric		Fixtures Leased: No	
Outdoor Area: Balcony(s)		Fixtures Rmvd: :	
Type of Roof: Asphalt, Other		Floor Finish: Laminate, Wall/Wall/Mixed	

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management**
Legal: **PL BCS2702 LT 23 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	14' x 10'			x			x
Main	Master Bedroom	10' x 10'			x			x
Main	Living Room	14' x 12'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Den	9' x 7'			x			x
Main	Dining Room	10' x 14'			x			x
Main	Walk-In Closet	5' x 7'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 1,040	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Area:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,040 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,040 sq. ft.				7				
				8				

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

Grove at Victoria Hill - Fantastic River, Bridge & Mountains views from this southeast facing 2 beds + den, 2 baths, 1040 sqft corner home. This home features a very spacious & open living/dining/kitchen area. Gourmet kitchen with Stainless Steel appliances, granite counters, lots of cabinets. Two separate spacious bedrooms with walk in closets. Versatile den/office large enough for a 3rd room or flex/office. Fantastic amenities at the Boiler House: gym, theatre, meeting room, party room/lounge and outdoor basketball Court. Central location steps to Queens Park, bus stop & 15 mins walk to Skytrain. Close to shopping, Canada Games Pool and schools. Book your viewing now. Open House Sat & Sun, Sep 17th, 18th 2-4pm. Offers anytime!