



Presented by:
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Active
R2828501
 Board: V
 Apartment/Condo

2702 2008 ROSSER AVENUE

Burnaby North
 Brentwood Park
 V5C 0H8

Residential Attached
\$1,025,000 (LP)
 (SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,025,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2016
Frontage(feet):	Bathrooms: 2	Age: 7
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,639.73
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 029-715-491	Tax Inc. Utilities?:
View: Yes : Mountains and City		Tour:
Complex / Subdiv: Solo District		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Corner Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Geothermal**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Underground**
 Dist. to Public Transit: **1 block** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Laminate**

Legal: **STRATA LOT 224, PLAN EPS1911, DISTRICT LOT 119, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center, Storage, Wheelchair Access, Concierge**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave**

Finished Floor (Main): 964	Units in Development: 360	Tot Units in Strata: 45	Locker: Yes
Finished Floor (Above): 0	Exposure: Northwest	Storeys in Building: 45	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: RANCHO MANAGEMENT	Mgmt. Co's #: 604-684-4508	
Finished Floor (Below): 0	Maint Fee: \$646.43	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 964 sq. ft.			
Unfinished Floor: 0			
Grand Total: 964 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'5 x 11'9	Main	Den	8'0 x 8'0	1	Main	4	No
Main	Dining Room	17'0 x 7'5			x	2	Main	3	Yes
Main	Kitchen	8'9 x 13'4			x	3			
Main	Primary Bedroom	12'6 x 13'10			x	4			
Main	Bedroom	12'11 x 8'10			x	5			
Main	Laundry	3'9 x 4'0			x	6			
Main	Foyer	10'5 x 9'7			x	7			
Main	Patio	12'6 x 19'6			x	8			

Listing Broker(s): **Oakwyn Realty Ltd.**

Discover ultimate luxury in this 2 bedroom + den, 2 bath corner unit with 2 parking spaces, storage, and concierge. This is the most desired floorplan and position in the building with its unparalleled views & outdoor space. Revel in BREATHTAKING, NW MOUNTAIN and city VIEWS through floor-to-ceiling windows. This fabulous floorplan offers privacy with bedrooms on opposite sides and no shared walls. Enjoy a spacious open-concept design, a generous oversized wrap around balcony, and 9' ceilings. The stunning kitchen boasts a large island, rich cabinetry and Bosch/Fisher & Paykel appliances. Developed by BOSA, it's steps from Brentwood Mall, Whole Foods, transit, and offers amenities like a 24-hour concierge, rooftop fitness studio, sauna, steam rooms, rooftop BBQ area, and a fenced dog park.