

OSPREY - 10996 BARNSTON VIEW BUILDING

10996 Barnston View Rd. · Pitt Meadows, BC V3Y 0B9 · South Meadows



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1 FOR SALE
FROM \$698,000

2 SOLD · 12 MO
\$699,000–\$699,000



Unit Mix

2 Bedroom

12 units
1,278 – 1,565 sf
from \$540,000

3 Bedroom

4 units
1,301 – 1,567 sf
from \$698,000

For Sale in Osprey - 10996 Barnston View Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$698,000	3 / 3	1314 sf	\$531	4 10973 BARNSTON VIEW ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$699,000	2 / 3ba	1335 sf	\$524	2025-10-17
\$699,000	3 / 3ba	1327 sf	\$527	2025-10-02
\$772,500	2 / 2ba	1280 sf	\$604	2025-04-20
\$792,500	2 / 3ba	1278 sf	\$620	2024-03-30

Value & Financing

Price Positioning

\$531 /sq ft

Active listings here average **\$531/sf** vs **\$1184/sf** across South Meadows.

55% below area average

Mortgage Snapshot

\$3,343 /mo

Entry price (from) **\$698,000**

20% down payment **\$139,600**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 2013	LEVELS 3	SUITES 36	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN EPS1618	DEVELOPER Mosaic Homes

Overview

Osprey at 10996 Barnston View Road, Pitt Meadows, BC V3Y 0B9, Canada, Strata Plan Number EPS1618, 24 rowhomes and 12 storefronts, built in 2013. Brick exterior finish, Asphalt roof, Concrete slab and Full rain screen. Maintenance fees include garbage pickup, gardening, management and snow removal. Crossroads are Fraser Way and Barnston View Road. Closest parks are Pitt Meadows Athletic Park, Bonson Park and Mitchell Road Park. Nearby restaurants include Sango Japanese Restaurants, Sugar Cube Cafe and Dagwoods Soup & Sandwich. Other address in the complex are 10973 Barnston View, 10974 Barnston View and 10995 Barnston View.

These townhouses are nicely designed by MOSAIC. The 24 rowhomes have 2 bedrooms and 2 bedrooms + den layout, contemporary finishing, Georgian or Loft architecture.

The 12 storefronts are perfect for a family business with the frontline of Fraser River. Enjoy your daily lifestyle with this friendly and fresh environment location.

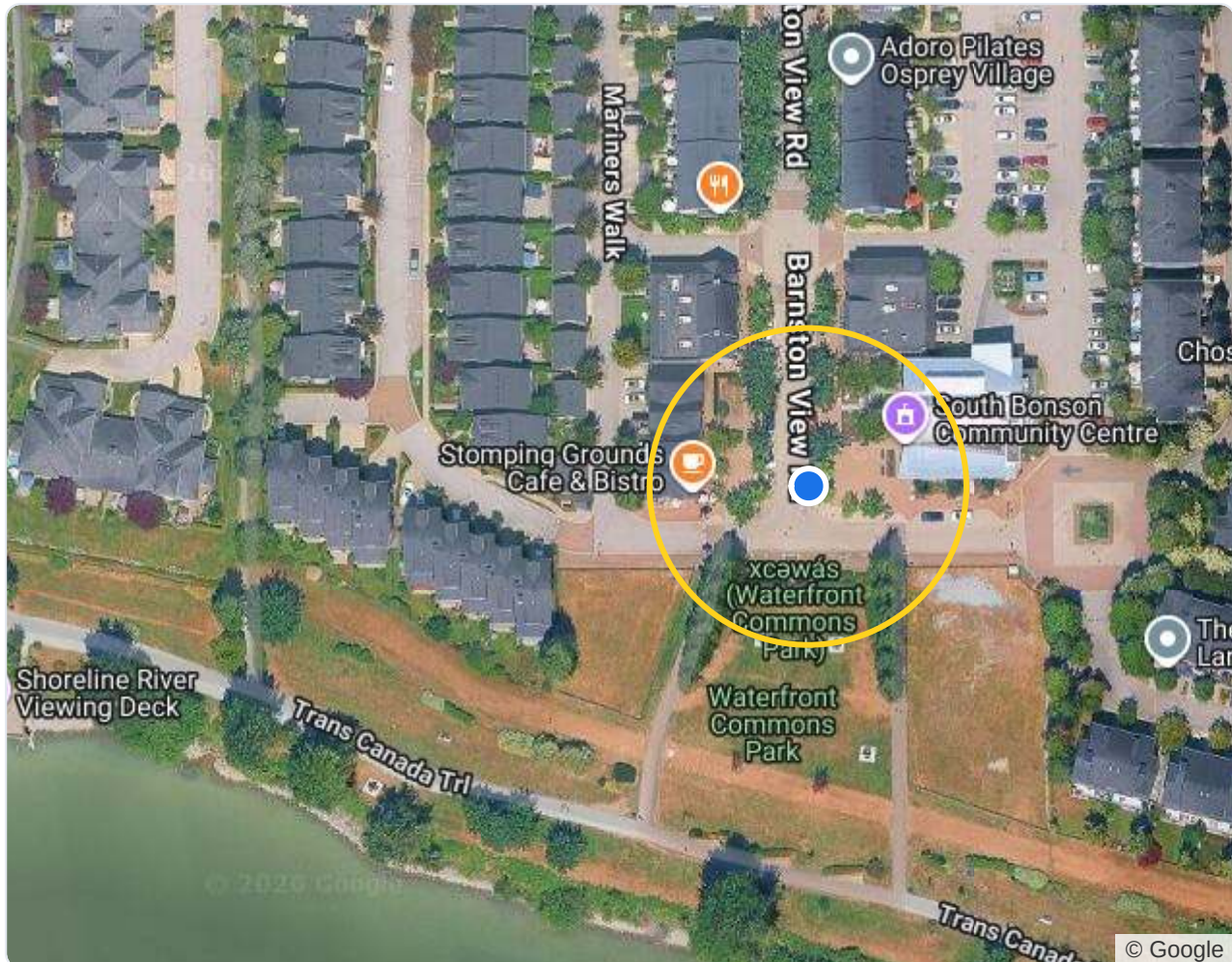
Amenities & Features

- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Management
- ✓ Snow Removal
- ✓ Gardening
- ✓ Other

Location



Neighbourhood & Walkability — South Meadows



Limited — most errands need a car

- 🍽️ 2 dining
 - 🛒 1 groceries
 - 🚌 3 transit
 - 🌳 4 parks
- within a 10-minute walk (≈800 m)

🛒 Elmer's Fireworks — 6 min walk

🌳 Shinglebolt Park — 260 m

*Walkability estimated from nearby amenities (OpenStreetMap). Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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