

BUILDING BROCHURE

# COPPERSTONE - 248 SHERBROOKE BUILDING

248 Sherbrooke St. · New Westminster, BC V3L 0A2 · Sapperton



Scan to view online



**3** FOR SALE  
FROM \$435,000

**11** SOLD · 12 MO  
\$380,000-\$630,000

  
12-MO SOLD TREND  
27.2

BC Condos & Homes Team  
604-671-7000 | www.VancouverFloorPlans.com



# Unit Mix

## 1 Bedroom

22 units  
552 – 889 sf  
**from \$380,000**

## 2 Bedroom

61 units  
785 – 1,163 sf  
**from \$454,746**

# For Sale in Copperstone - 248 Sherbrooke Building & Complex

3 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS             |
|------------------|--------------|---------|-------|----------------------------|
| <b>\$649,000</b> | 2 / 2        | 1066 sf | \$609 | 3203 240 SHERBROOKE STREET |
| <b>\$578,000</b> | 2 / 2        | 819 sf  | \$706 | 3411 240 SHERBROOKE STREET |
| <b>\$435,000</b> | 1 / 1        | 651 sf  | \$668 | 3220 240 SHERBROOKE STREET |

# Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$477,000</b> | 1 / 1ba | 842 sf  | \$567 | 2026-06-23 |
| <b>\$630,000</b> | 2 / 2ba | 1034 sf | \$609 | 2026-06-22 |
| <b>\$454,746</b> | 2 / 2ba | 790 sf  | \$576 | 2026-05-31 |
| <b>\$560,000</b> | 2 / 2ba | 805 sf  | \$696 | 2026-03-16 |

# Value & Financing

## Price Positioning

**\$661** /sq ft

Active listings here average **\$661/sf** vs **\$750/sf** across Sapperton.

**12% below area average**

## Mortgage Snapshot

**\$2,083** /mo

Entry price (from) **\$435,000**

20% down payment **\$87,000**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                                 |
|---------------------------|-----------------------------------------|-------------------------------|-------------------------------------------------|
| YEAR BUILT<br><b>2008</b> | LEVELS<br><b>4</b>                      | SUITES<br><b>231</b>          | CONSTRUCTION<br><b>Frame - Wood</b>             |
| EXTERIOR<br><b>Mixed</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>BCS2742</b> | DEVELOPER<br><b>Pointe Of View Developments</b> |

## Overview

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Copperstone - 248 Sherbrooke Street, New Westminster, BC V3L 0A2, Strata Plan No. BCS2742, 4 levels, 231 units, built 2009. Located in the New Westminster's historic neighborhood of Sapperton, Copperstone by Pointe of View Developments is a three 4 storey building condominium project with 231 beautifully designed strata titled homes ranging from 485 to 1120 square feet. The other two buildings located at 240 and 244 Sherbrooke Street.

This one and two bedroom plus den condos reflect a modern take on Whistler-inspired architecture with durable hardie plank, timber details, and cultured stone accents. Contemporary interiors feature open floor plans, big windows, black appliances, laminate countertops, easy care vinyl flooring, Oak cabinetry, in-suite laundry, huge master bedrooms, and sliding glass doors leading to the huge 100 sf private patio. Every suite comes with one secured underground parking, and buildings also offer storage lockers, a lushly landscaped courtyard, and 100-year-old trees surround.

Copperstone is adjacent to Royal Columbian Hospital, 1/2 block to Sapperton Skytrain station, 1 block from the Sapperton Village shopping district and the future Thriftys Grocery Store, within walking distance to Safeway, Queen's Park, Canada Games pool, Glenbrook Middle School, Richmond McBride Elementary, and minutes to Douglas college, downtown New West, Hwy 1 and Lougheed mall.

## Amenities & Features

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- ✓ Elevator
- ✓ In Suite Laundry

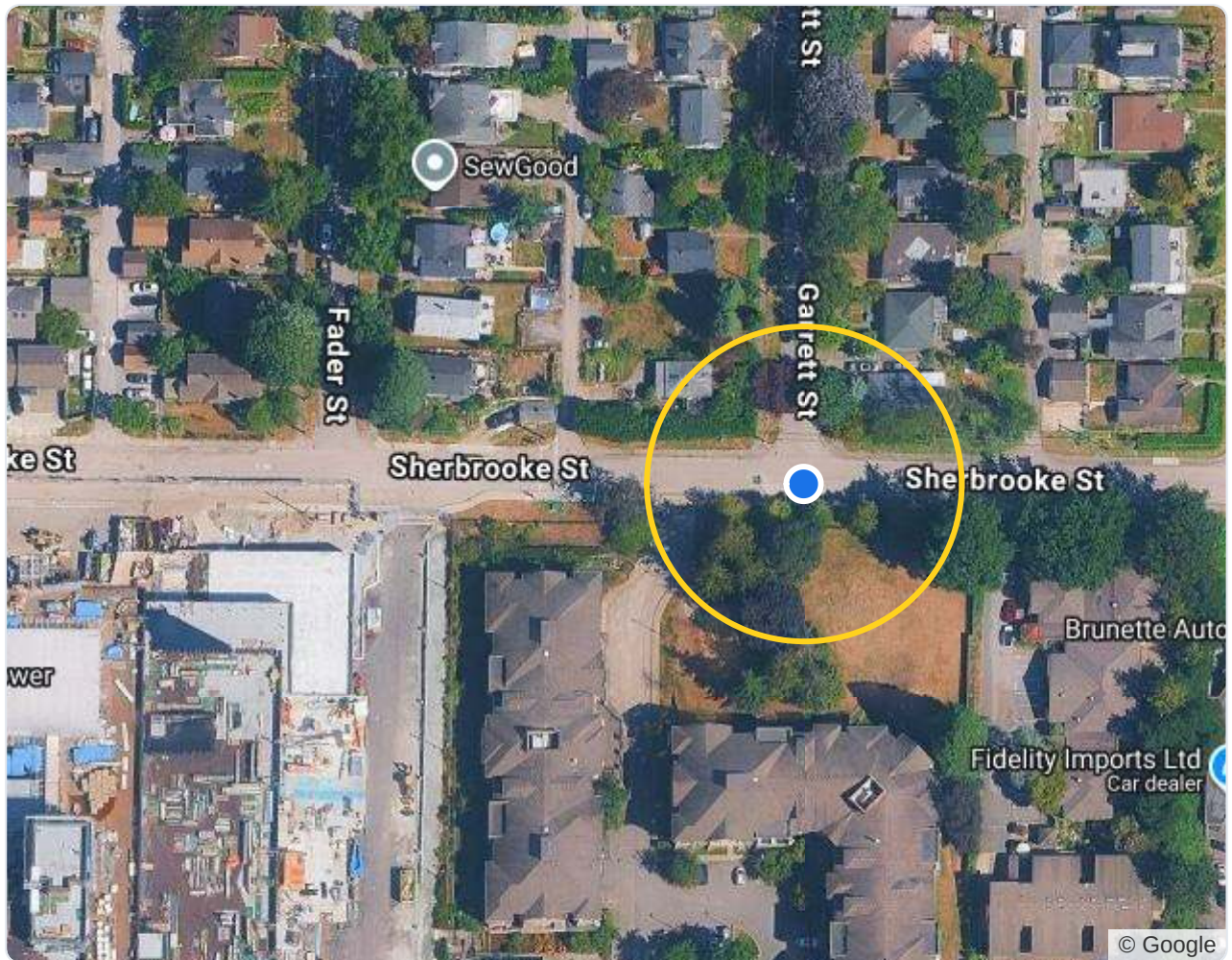
## Maintenance Fees Include

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- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Hot Water
- ✓ Management



## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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