

GROVE AT VICTORIA HILL - 255 ROSS BUILDING

255 Ross Dr. · New Westminster, BC V3L 0B6 · Fraserview NW



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YEAR BUILT 2010	LEVELS 4	SUITES 246	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN BCP34198	DEVELOPER Onni Group Of Companies
MANAGEMENT First Service Residential			

Overview

The Grove - 255 Ross Drive, New Westminster, BC V3L 5EB, Strata Plan No. BCP34198, 4 levels, 246 units in strata, Scheduled completion 2011 - located at the corner of McBride Boulevard and

Royal Avenue in Victoria Hill community of New Westminster. Developed by the award-winning ONNI Group, Victoria Hill community currently have 8 completed residences: the Victoria Hill Low Rise, the Victoria Hill High Rises, the Glenbrook Townhomes, The Nurse's Lodge, The Grove ("Maple", "Cypress", "Birch" & "Arbutus" series), The Whittaker, The Parkside and The Carlyle.

Surrounded by century old trees, 40-acres of preserved green space and panoramic views of the Fraser River, the Grove is a collection of modern low-rise condos located at 245, 255, 265, 275 and 285 Ross Drive and 270 and 290 Francis Way. The architecture is a blend of West Coast contemporary and Craftsman styles that celebrates the unique character that this community has become known for. Inside, Grove condo homes feature 9 foot ceilings with oversized windows, vaulted ceilings on top level homes, tiled entry flooring, laminate flooring in Wenge or Brazilian Teak, Berber style carpeting, granite countertops with full height ceramic tile backsplash in kitchens and bathrooms, stainless steel appliances, ceramic floor tile in kitchen, laminate cabinetry, Soaker tub and/or glass enclosed shower, and oversized balconies or patios with river and park views. In addition, the amenities at Grove include grand over height lobby, lounge with fully functional kitchen, games room, media room outfitted with stepped theatre seating, professionally equipped, multi-staged fitness studio, men's and women's change rooms, library, outdoor basketball court, outdoor patio, on-site caretaker, and beautifully landscaped courtyard.

Located adjacent to Queen's Park and Glenbrook Ravine, Grove at Victoria Hill is close to numerous major thoroughfares including Highway 91, Columbia Street, and Canada Way. The Columbia Sky train Station is only a 3-minute drive away. The Victoria Hill community is central to various amenities & schools, which includes Royal Columbia Hospital, Canada Games Pool, New Westminster Quay, Wal-Mart, IGA Market, New West Quay Public Market, Douglas College, and new Plaza 88 shopping center. The Grove is managed by Baywest. 1 Pet Allowed (cats OK, dogs OK), Rentals Allowed.

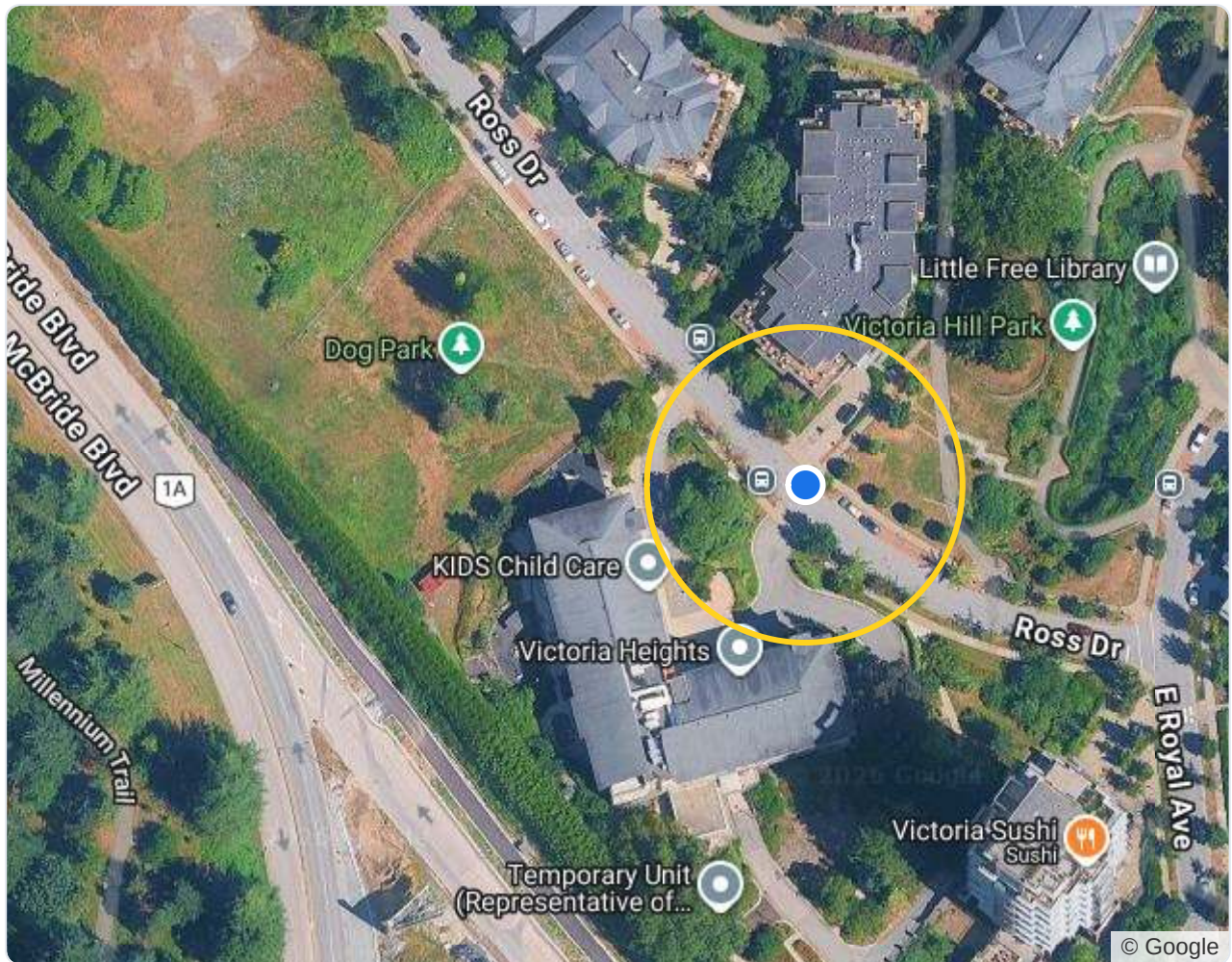
Amenities & Features

- | | |
|--------------------|------------|
| ✓ Club House | ✓ Elevator |
| ✓ Exercise Centre | ✓ Garden |
| ✓ In Suite Laundry | |

Maintenance Fees Include

- | | |
|-----------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

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