

BUILDING BROCHURE

THE GROVE - 290 FRANCIS BUILDING

290 Francis Way · New Westminster, BC V3L 0C4 · Fraserview NW



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7 FOR SALE
FROM \$459,000

13 SOLD · 12 MO
\$496,500-\$965,000

12-MO SOLD TREND
-5.8

Unit Mix

1 Bedroom

29 units
647 – 878 sf
from \$459,000

2 Bedroom

54 units
759 – 1,241 sf
from \$576,000

3 Bedroom

4 units
1,119 – 1,267 sf
from \$678,000

For Sale in The Grove – 290 Francis Building & Complex

7 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,990	2 / 2	932 sf	\$751	401 265 ROSS DRIVE
\$659,000	2 / 2	907 sf	\$727	307 285 ROSS DRIVE
\$628,888	2 / 2	1000 sf	\$629	401 275 ROSS DRIVE
\$625,000	2 / 2	1002 sf	\$624	402 285 ROSS DRIVE
\$594,900	1 / 1	801 sf	\$743	402 265 ROSS DRIVE
\$475,000	1 / 1	660 sf	\$720	402 245 ROSS DRIVE
\$459,000	1 / 1	680 sf	\$675	207 240 FRANCIS WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$678,000	3 / 2ba	1267 sf	\$535	2026-07-28
\$645,000	2 / 2ba	1103 sf	\$585	2026-05-18
\$496,500	1 / 1ba	794 sf	\$625	2026-04-22
\$750,000	2 / 2ba	1200 sf	\$625	2026-04-17

Value & Financing

Price Positioning

\$695 /sq ft

Active listings here average **\$695/sf** vs **\$692/sf** across Fraserview NW.

In line with the area

Mortgage Snapshot

\$2,198 /mo

Entry price (from) **\$459,000**

20% down payment **\$91,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2008	LEVELS 4	SUITES 37	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2702	DEVELOPER Onni Group Of Companies
MANAGEMENT First Service Residential			

Overview

The Grove - 290 Francis Way, New Westminster, BC V3L 0C4, Strata Plan No. BCS2702, 4 levels, 146 units, Built 2008 - 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 Gove 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 Queens 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 Cat or 1 Dog allowed, Rentals Allowed.

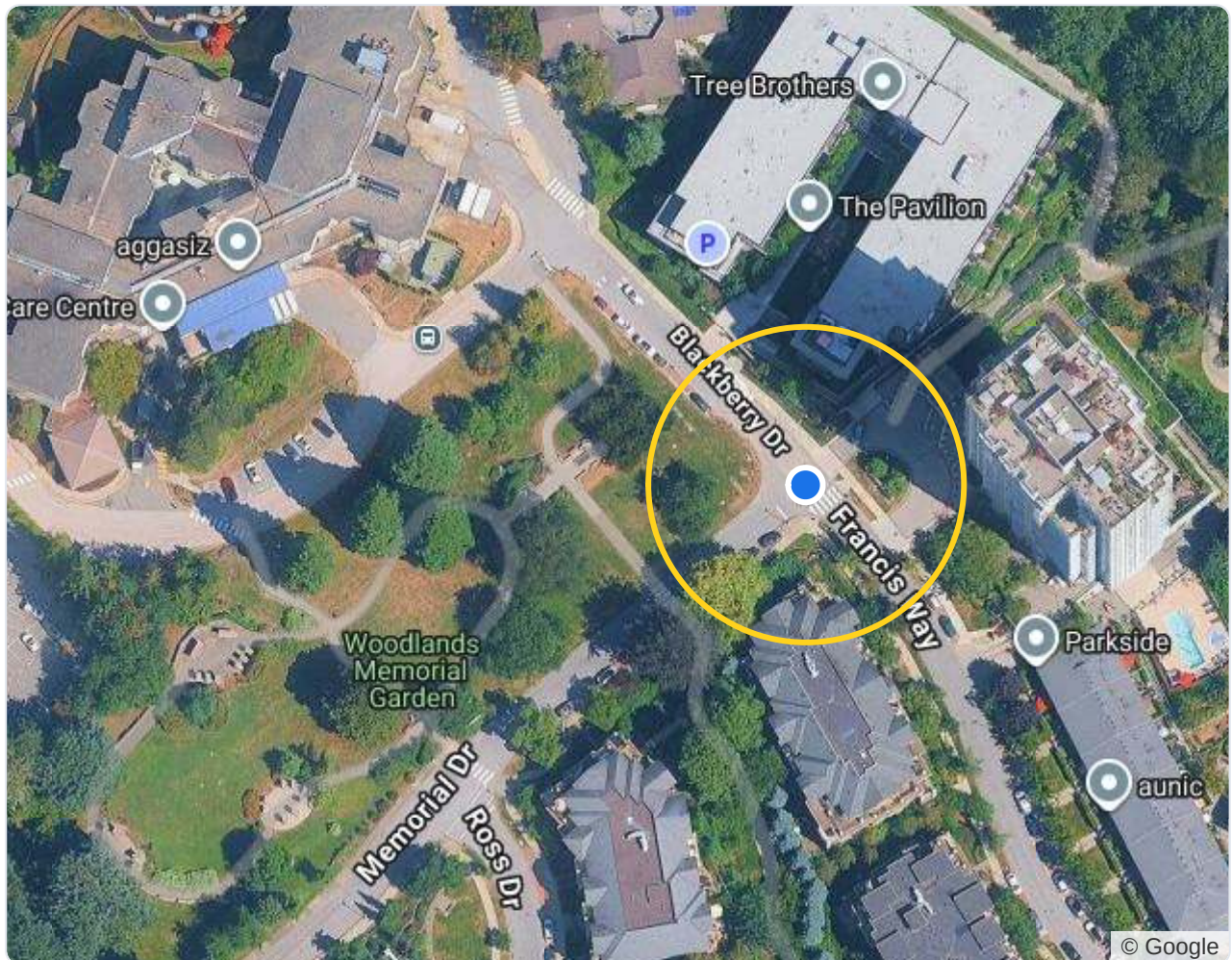
Amenities & Features

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

Maintenance Fees Include

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

Location



Les Twarog

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