

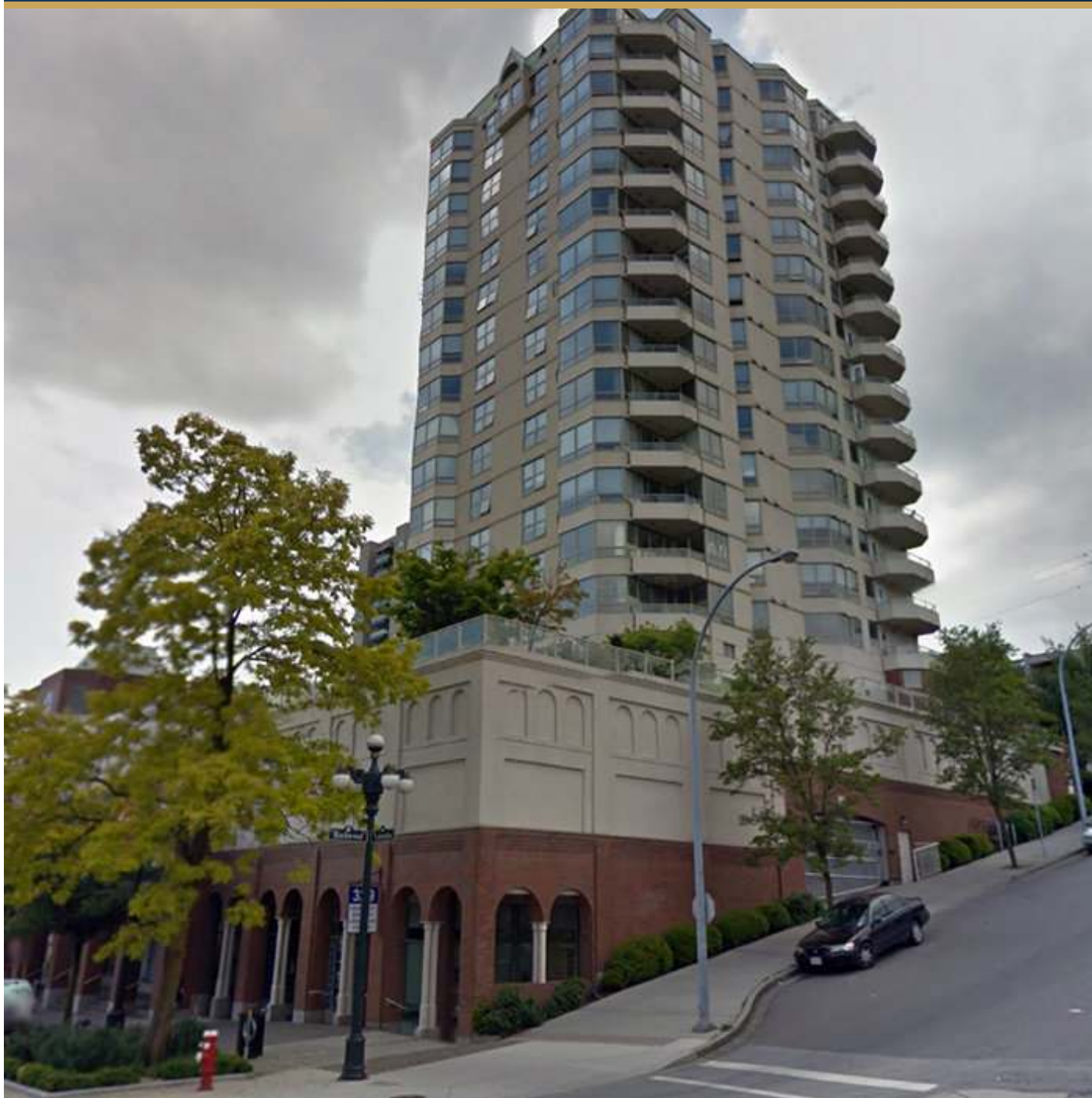
BUILDING BROCHURE

HIGHBOURNE TOWER

328 Clarkson St. · New Westminster, BC V3L 5S3 · Downtown NW



Scan to view online



2 FOR SALE
FROM \$599,000

12-MO SOLD TREND
5.2

Unit Mix

2 Bedroom

9 units
946 – 2,218 sf
from \$515,000

3 Bedroom

10 units
1,164 – 1,746 sf
from \$620,000

For Sale in Highbourne Tower & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$899,000	3 / 2	1746 sf	\$515	1000 328 CLARKSON STREET
\$599,000	2 / 2	946 sf	\$633	702 328 CLARKSON STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$610,000	2 / 2ba	955 sf	\$639	2025-08-24
\$735,000	3 / 2ba	1164 sf	\$631	2025-08-11
\$749,900	3 / 2ba	1185 sf	\$633	2025-03-04
\$620,000	3 / 2ba	1215 sf	\$510	2024-05-13

Value & Financing

Price Positioning

\$574 /sq ft

Active listings here average **\$574/sf** vs **\$678/sf** across Downtown NW.

15% below area average

Mortgage Snapshot

\$2,869 /mo

Entry price (from) **\$599,000**

20% down payment **\$119,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1993	LEVELS 16	SUITES 49	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1014	MANAGEMENT Strataco Management Ltd.

Overview

Highbourne Tower - 328 Clark Street New Westminster, BC V3L 5S3, LMS1014 - Located in the heart of Downtown New Westminster on Clarkson Street just off of Columbia Street. This location is in the middle of all your urban conveniences including public transit, IGA, restaurants, Royal City Shopping Centre, coffee shops, medical services, schools, library, recreation and more! Direct access to highways allows an easy commute to surrounding destinations including Richmond, Ladner and Surrey. Highbourne Tower stands at 16 floors with 49 luxury homes built in 1993 that are professionally managed by Baywest 604-591-6060. Most homes feature open layouts, hardwood kitchen flooring, energy efficient appliances, wooden baseboard trim throughout, horizontal mini blind coverings, cozy gas fireplaces, insuite laundry, lots of floor to ceiling windows and spacious balconies that boast gorgeous views of the water, mountains and city. This is a quality concrete building that is well maintained with recent updates including new exterior paint and partial rainscreen in 2007. Building features include wheelchair access, bike storage, smoke detectors throughout, double glazed windows, elevators, storage lockers, gym facilities, recreation centre, hot tub, sauna, secured parking and visitor parking. Residents can enjoy the common garden patio with seating areas, manicured gardens and beautiful views. Unique features include the two level marble tile lobby and the elegant clock tower. Highbourne Tower welcomes all ages, pets are allowed with restrictions and rentals are permitted with restrictions. This is a great location and community where luxury condo living resides - Live at Highbourne Tower

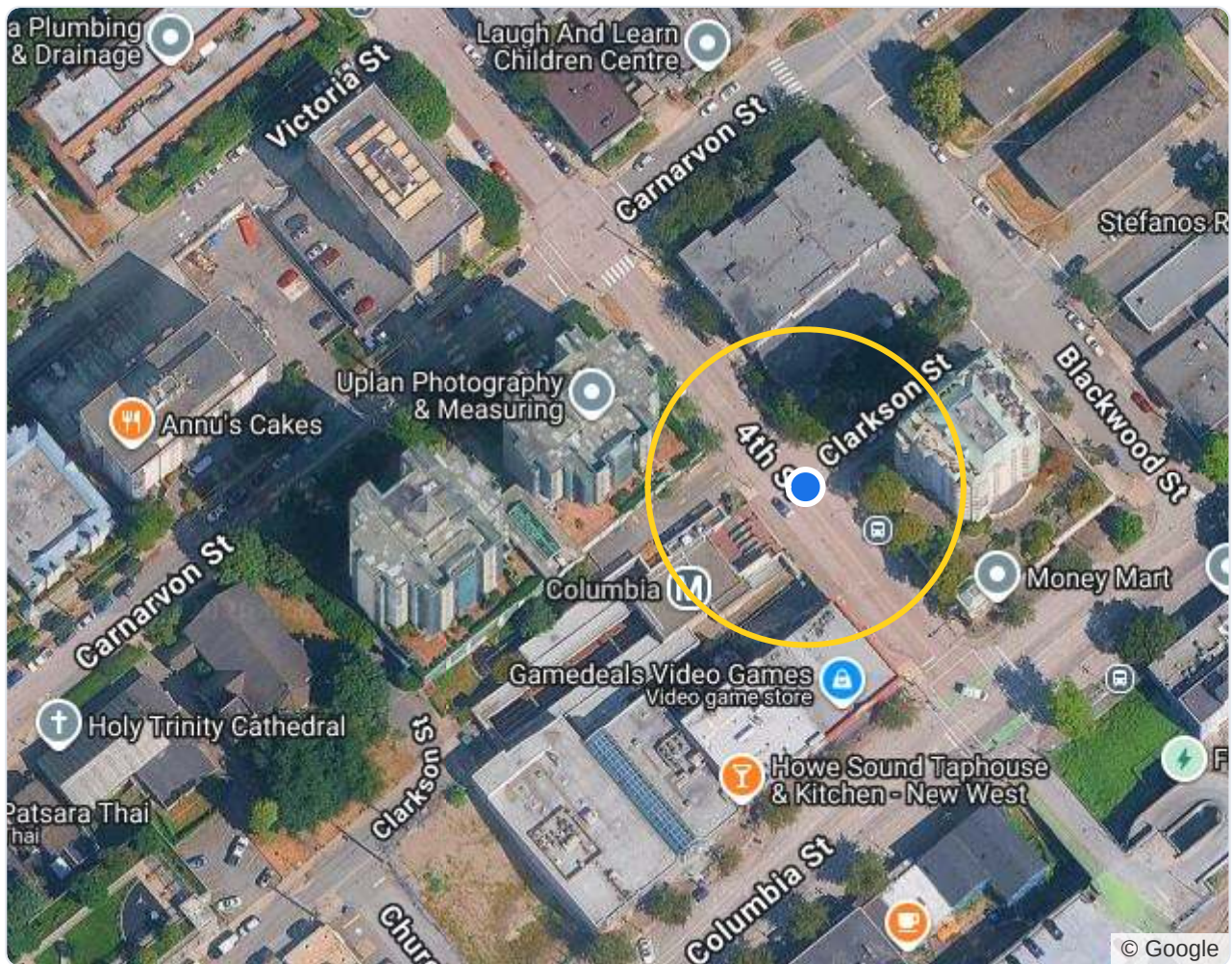
Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ Club House | ✓ Elevator |
| ✓ Exercise Centre | ✓ In Suite Laundry |
| ✓ Sauna/steam Room | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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