

BUILDING BROCHURE

ASPENWOOD - 3350 ROSEMONT BUILDING

3350 Rosemont Dr. · Vancouver, BC V5S 2C9 · Champlain Heights



Scan to view online



1 FOR SALE
FROM \$1,258,000

12-MO SOLD TREND
41.6

Unit Mix

3 Bedroom

2 units
1,973 – 2,108 sf
from \$882,000

4 Bedroom

3 units
2,000 – 2,111 sf
from \$1,249,000

For Sale in Aspenwood - 3350 Rosemont Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,258,000	4 / 3	2111 sf	\$596	11 3350 ROSEMONT DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,249,000	4 / 3ba	2000 sf	\$625	2025-01-17
\$1,060,000	3 / 3ba	2108 sf	\$503	2024-02-12
\$1,250,033	4 / 3ba	2000 sf	\$625	2023-02-10
\$882,000	3 / 3ba	1973 sf	\$447	2020-09-07

Value & Financing

Price Positioning

\$596 /sq ft

Active listings here average \$596/sf vs \$854/sf across Champlain Heights.

30% below area average

Mortgage Snapshot

\$6,025 /mo

Entry price (from)	\$1,258,000
20% down payment	\$251,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT
1974

SUITES
22

CONSTRUCTION
Frame - Wood

EXTERIOR
Wood

Overview

Aspen Wood - 3350 Rosemont Drive, Vancouver, BC V5S 3T2, VAS213 - located in Champlain Heights, near the crossroads Rosemont Drive and Kerr Street. The Aspen Wood is only steps to Drug Store Pharmacy - Extra Food, Christian Korean Language School Society, Captain Cook Park, Gingerbread House Daycare, Captain James Cook Elementary, Ecole Anne Hebert Elementary and Kopernik Lodge. You can enjoy your favorite coffee at Starbucks or have your dinner at 54th Avenue Cafe that are within minutes from the complex. Fraserview Golf Course, Everett Crowley Park, Champlain Market, Champlain Heights Park, Community Centre, Village Market and Champlain Heights Annex are in the neighbourhood. The bus stops at your door. Patterson Skytrain Station is a couple of blocks from the Aspen Wood. The complex has an easy access to Trans-Canada Hwy1 that makes it easy to commute. The Aspen Wood was built in 1974. it is a three-level building with frame-wood construction and wood exterior finishing. There are 22 units in development and in strata. Pets are allowed in this complex. Rentals are not permitted. The features are garden, in-suite laundry and storage. Most homes offer spacious rooms, laminate floors, backyard with patio and private balcony.

Amenities & Features

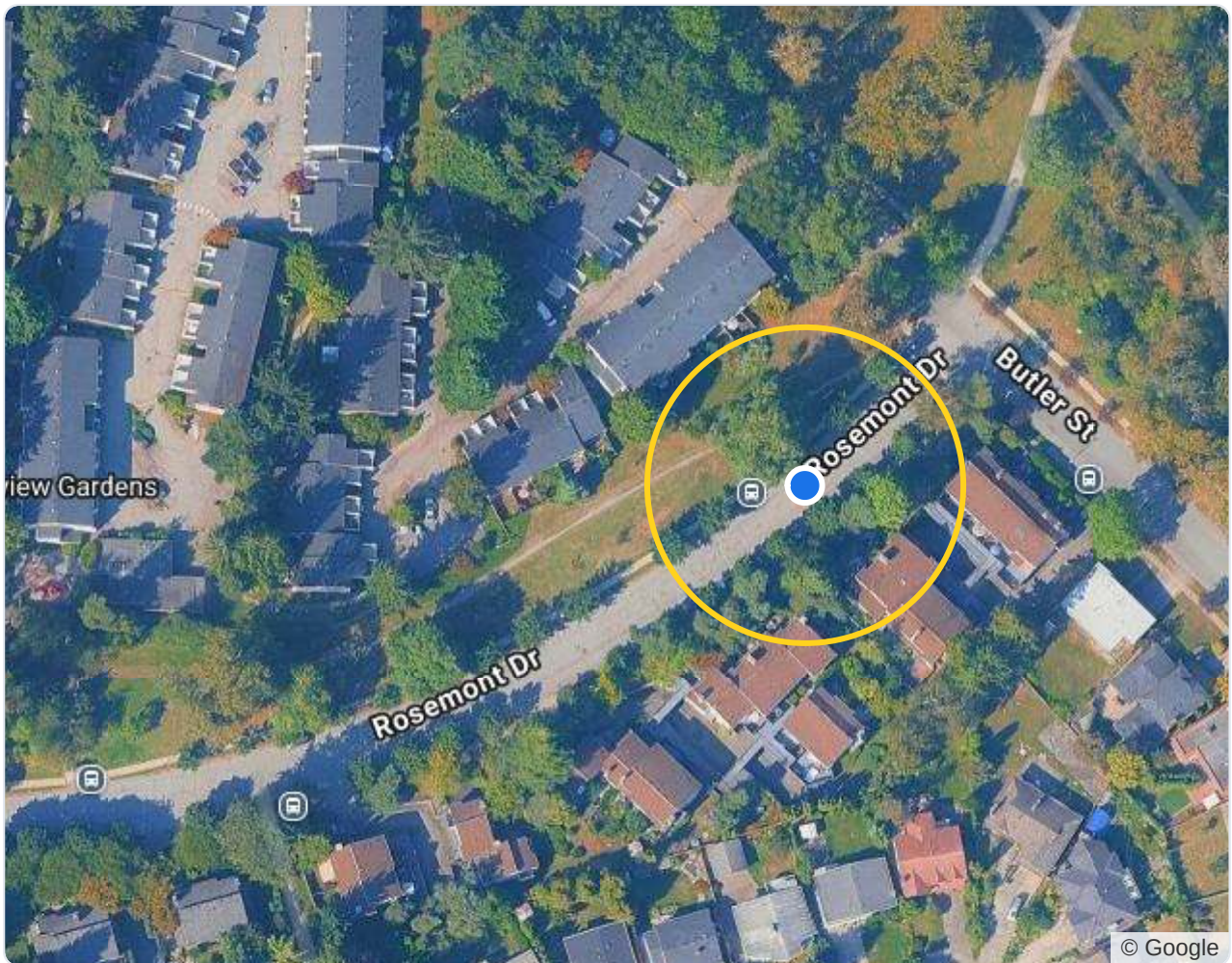
✓ None

Maintenance Fees Include

✓ Garbage Pickup
✓ Hot Water

✓ Gardening
✓ Management

Location



Les Twarog

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