

BUILDING BROCHURE

THE RESIDENCES AT NOBEL PARK

3483 Ross Dr. · Vancouver, BC V6S 0L3 · University



Scan to view online



10 FOR SALE
FROM \$999,000

5 SOLD · 12 MO
\$1,137,000–\$2,400,000


12-MO SOLD TREND
29.5

Unit Mix

1 Bedroom

4 units
620 – 790 sf
from \$768,000

2 Bedroom

65 units
719 – 1,265 sf
from \$848,000

3 Bedroom

7 units
1,277 – 2,022 sf
from \$1,650,000

4 Bedroom

4 units
2,390 – 2,583 sf
from \$2,888,800

For Sale in The Residences at Nobel Park & Complex

10 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$2,598,000	3 / 4	2017 sf	\$1,288	24 3483 ROSS DRIVE
\$2,380,000	3 / 4	2014 sf	\$1,182	18 3483 ROSS DRIVE
\$1,350,000	2 / 2	1017 sf	\$1,327	1306 3533 ROSS DRIVE
\$1,288,000	2 / 2	923 sf	\$1,395	1305 3533 ROSS DRIVE
\$1,188,888	2 / 2	938 sf	\$1,267	501 3533 ROSS DRIVE
\$1,128,000	2 / 2	926 sf	\$1,218	423 3563 ROSS DRIVE
\$1,099,000	2 / 2	973 sf	\$1,129	408 3533 ROSS DRIVE
\$1,090,000	2 / 2	926 sf	\$1,177	523 3563 ROSS DRIVE
\$1,028,000	2 / 2	932 sf	\$1,103	522 3563 ROSS DRIVE
\$999,000	2 / 2	932 sf	\$1,072	322 3563 ROSS DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,250,000	2 / 2ba	1106 sf	\$1,130	2026-06-30
\$1,650,000	3 / 2ba	1277 sf	\$1,292	2026-06-26
\$1,188,888	2 / 2ba	1033 sf	\$1,151	2026-04-27
\$2,400,000	3 / 4ba	2022 sf	\$1,187	2026-03-30

Value & Financing

Price Positioning

\$1216 /sq ft

Active listings here average **\$1216/sf** vs **\$1191/sf** across University.

2% above area average

Mortgage Snapshot

\$4,784 /mo

Entry price (from) **\$999,000**

20% down payment **\$199,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2020	LEVELS 14	SUITES 267	CONSTRUCTION Concrete
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EXTERIOR Concrete	TITLE TO LAND Leasehold Prepaid-strata	STRATA PLAN EPS6682	DEVELOPER Polygon
ARCHITECT Franci Architecture		MANAGEMENT Awm Alliance Real Estate Group Ltd.	

Overview

The Residences at Nobel Park - 3483 Ross Drive, Vancouver, BC V6S 0L3, Canada. Strata plan number EPS6682. Crossroads are Ross Drive and Gray Drive. Consisting of three 15- to 16-storey podiums with 267 market residential units atop a mid-rise street-wall that contains retail space. Estimated completion in 2020. Maintenance fees includes caretaker, garbage pickup, gardening, gas, heat, hot water, management, recreation facility, sewer, snow removal, and water. Developed by Polygon Homes. Architecture by Franci Architecture.

Situated on the beautiful University of British Columbia campus on Vancouvers West Side, The Residences at Nobel Park offer convenient everyday living amid an environment of academic excellence. Embedded in the award-winning masterplanned community of Wesbrook Village, this collection of contemporary apartment residences and concrete family townhomes is surrounded by green spaces, large playgrounds and a tree-lined greenway for the enjoyment of residents.

Take advantage of the world-famous University of British Columbia campus, where education opportunities abound and recreational pursuits are limitless. The most celebrated primary and secondary educational institutions in the province are also just minutes away, including the new Norma Rose Point Elementary School, University Hill Secondary School, St. George's School and West Point Grey Academy. The Residences at Nobel Park are also connected to a world-class city. The residents in this community are within easy reach of a wealth of restaurants, shopping and nightlife in downtown Vancouver, just minutes away.

[View the interactive map of UBC](#)

Amenities & Features

- ✓ Air Cond./central
- ✓ Elevator
- ✓ Garden
- ✓ Bike Room
- ✓ Exercise Centre

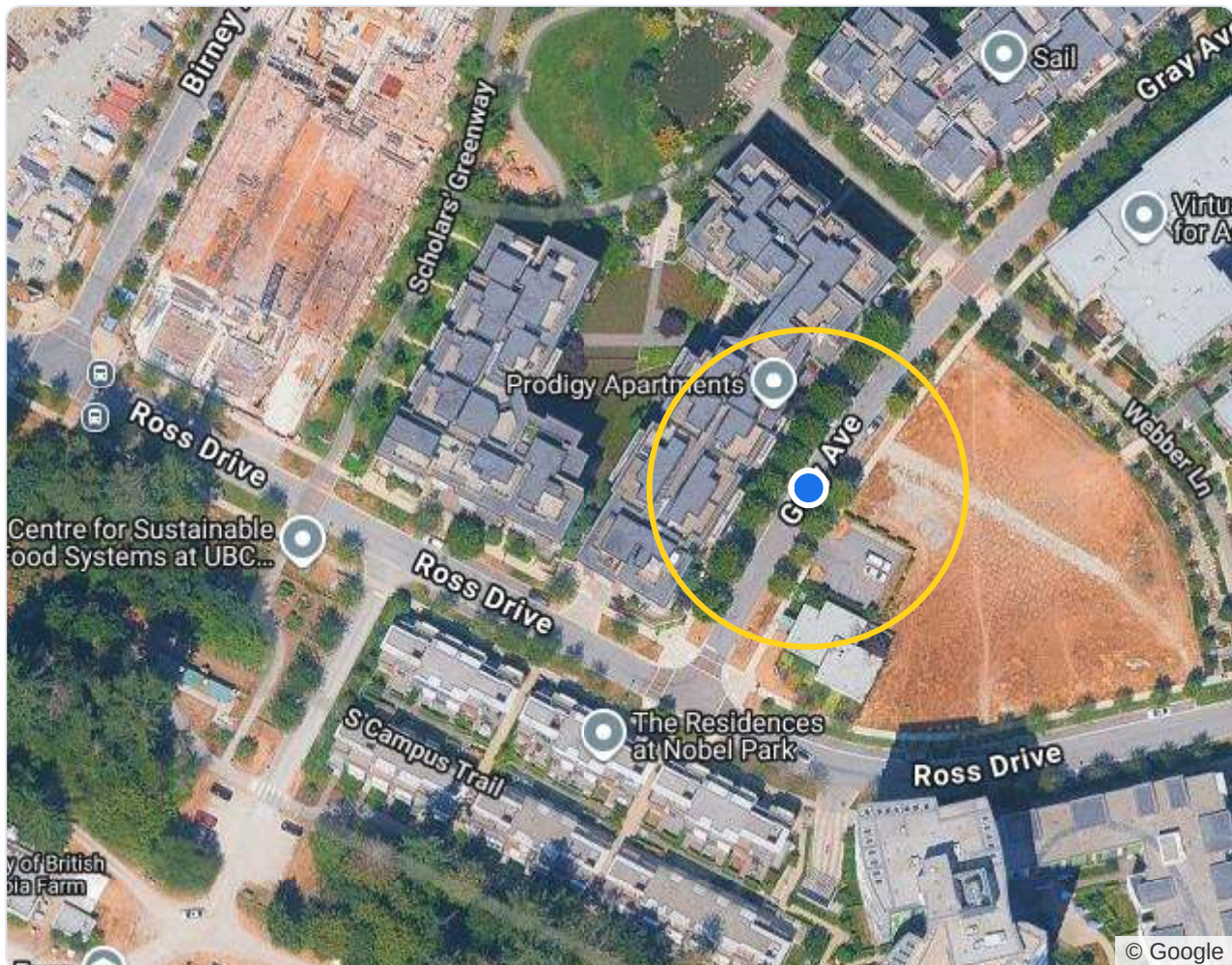
Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Heat
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Hot Water

- ✓ Management
- ✓ Sewer
- ✓ Water

- ✓ Recreation Facility
- ✓ Snow Removal

Location



Neighbourhood & Walkability – University

In 1907, the government of British Columbia passed an Endowment Land Act, which gave the Lieutenant Governor the power to set aside land that could be sold to fund a provincial university. In 1910, a site commission recommended that UBC be built at the tip of Point Grey, and years later, in 1920, roughly 3,000 acres of land on the Point Grey peninsula was set aside to turn the dream of a provincial university into a reality with the creation of The University of British Colum...

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Les Twarog

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