

BUILDING BROCHURE

VIRTUOSO

3581 Ross Dr. · Vancouver, BC V6T 1W5 · University



7 FOR SALE
FROM \$865,000

7 SOLD · 12 MO
\$950,000–\$1,439,000


12-MO SOLD TREND
-29.6

Unit Mix

2 Bedroom

20 units

814 – 1,111 sf

from \$860,000

3 Bedroom

16 units

991 – 1,593 sf

from \$1,038,000

For Sale in Virtuoso & Complex

7 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,299,800	3 / 2	1227 sf	\$1,059	212 3581 ROSS DRIVE
\$1,280,000	2 / 2	1102 sf	\$1,162	PH9 3581 ROSS DRIVE
\$1,268,000	3 / 2	1100 sf	\$1,153	302 3581 ROSS DRIVE
\$1,099,000	2 / 2	920 sf	\$1,195	PH7 3581 ROSS DRIVE
\$1,099,000	2 / 2	945 sf	\$1,163	417 3581 ROSS DRIVE
\$1,079,000	2 / 2	1030 sf	\$1,048	ph8 3581 ROSS DRIVE
\$865,000	2 / 2	815 sf	\$1,061	418 3581 ROSS DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$950,000	2 / 2ba	991 sf	\$959	2026-07-23
\$1,439,000	3 / 3ba	1593 sf	\$903	2026-06-14
\$950,000	2 / 2ba	908 sf	\$1,046	2026-04-12
\$1,210,000	3 / 2ba	1125 sf	\$1,076	2026-02-07

Value & Financing

Price Positioning

\$1120 /sq ft

Active listings here average \$1120/sf vs \$1191/sf across University.

6% below area average

Mortgage Snapshot

\$4,143 /mo

Entry price (from) **\$865,000**

20% down payment **\$173,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2018	LEVELS 6	SUITES 106	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS4521	DEVELOPER Adera
ARCHITECT Rositch Hemphill & Associates		MANAGEMENT First Service Residential	

Overview

Virtuoso - 3581 Ross Drive, Vancouver, BC V6T 1W5, Canada. Crossroads are Ross Drive and Webber Lane. This development is 6 storeys with 106 units. Estimated completion in Winter/Spring 2018. Two and three bedroom townhomes ranging from 1,300 to 1,600 sq.ft. and up to 850 sq.ft. of private outdoor space. Developed by Adera. Stunning 21st century West Coast Modern architecture by Rositch Hemphill Architects. Three distinctive interior colour palettes selected by Area3 Design. Quiet Home technology keeps life so serene you'll never be sure if the neighbours have even moved in. Consummate living in the spirit of the west coast.

Intimate community in Wesbrook Village at UBC, steps from Pacific Spirit Regional Park, with 764 hectares of seaside and temperate rainforest. Adjacent to pedestrian walkways along reflecting ponds and lush coastal landscaping. Walking distance to groceries, restaurants, coffee shops, services, University Hill Secondary School, and a brand new community centre. Close to museums, research, and art facilities and University Hill Elementary School. Abundance of unique car-free greenways for getting around the Village on foot or by bike.

[View the interactive map of UBC](#)

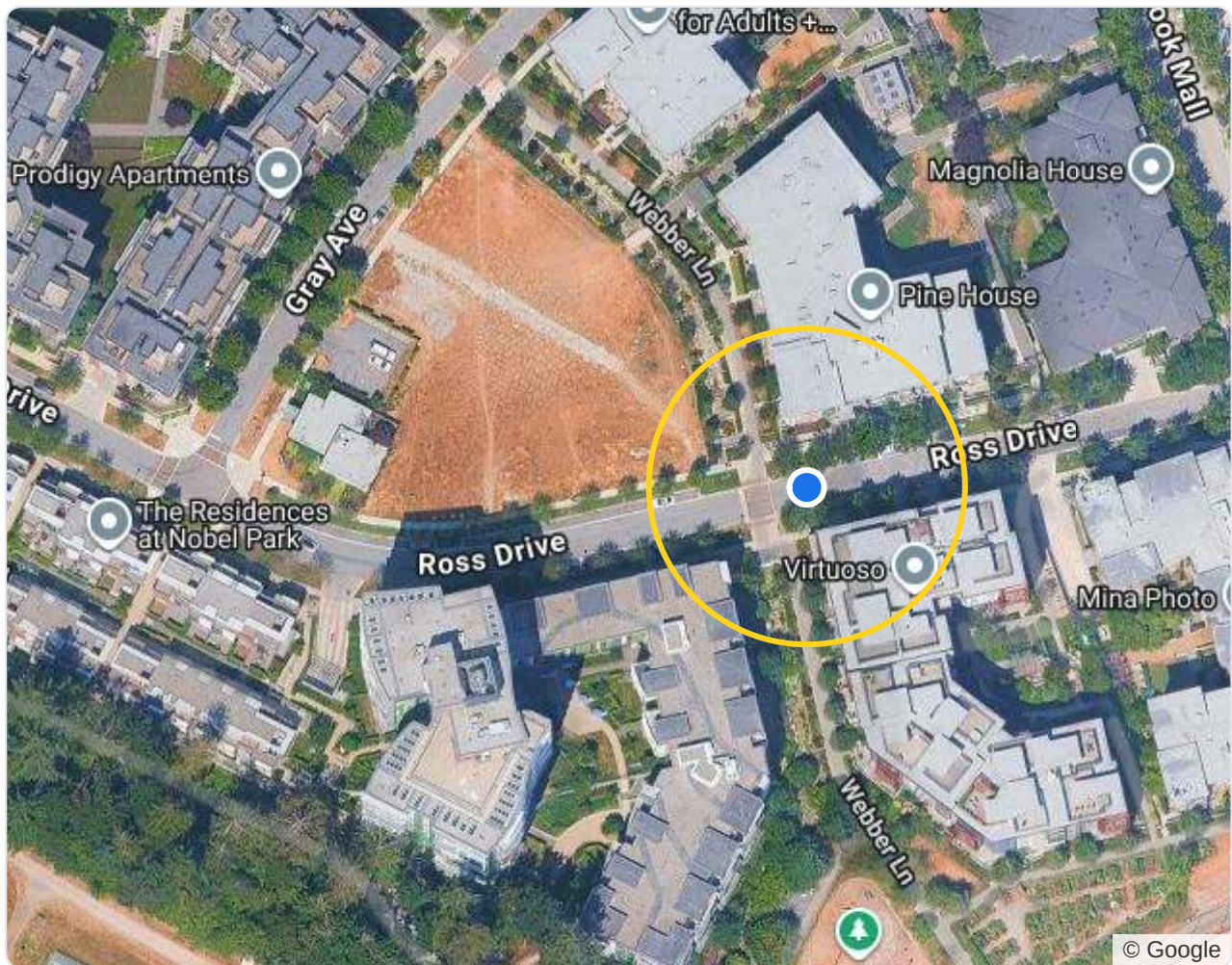
Amenities & Features

- ✓ Air Cond./central
- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Roof Top Patio
- ✓ Storage
- ✓ Bike Storage
- ✓ Garden
- ✓ Recycling Program
- ✓ Shared Bbq
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

- ✓ Gardening
- ✓ Management

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 Columbia.

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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