

BUILDING BROCHURE

THE RESIDENCES

by The River

89 Star Cres. · New Westminster, BC V3M 6X7 · Queensborough



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4 FOR SALE
FROM \$529,000

1 SOLD · 12 MO
\$620,000–\$620,000



Unit Mix

1 Bedroom

2 units
671 – 678 sf
from \$385,000

2 Bedroom

17 units
841 – 981 sf
from \$424,750

3 Bedroom

3 units
1,680 – 1,859 sf
from \$998,000

For Sale in The Residences By The River & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$649,000	2 / 2	981 sf	\$662	408 83 STAR CRESCENT
\$599,000	2 / 2	968 sf	\$619	407 83 STAR CRESCENT
\$558,800	2 / 2	936 sf	\$597	213 83 STAR CRESCENT
\$529,000	2 / 1	841 sf	\$629	202 83 STAR CRESCENT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$620,000	2 / 2ba	966 sf	\$642	2026-01-17
\$610,000	2 / 2ba	968 sf	\$630	2025-01-27
\$625,000	2 / 2ba	958 sf	\$652	2025-01-20
\$645,000	2 / 2ba	953 sf	\$677	2024-06-22

Value & Financing

Price Positioning

Mortgage Snapshot

\$627 /sq ft

Active listings here average **\$627/sf** vs **\$705/sf** across Queensborough.

11% below area average

\$2,534 /mo

Entry price (from) **\$529,000**

20% down payment **\$105,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1997	LEVELS 3	SUITES 84	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3047	DEVELOPER Dava Developments
MANAGEMENT Dwell Property Management			

Overview

Residences By The River - 89 Star Crescent, New Westminster, BC V3M 6X7, Canada. Strata plan number LMS3047. Crossroads are Star Crescent and Furness Street. This development features 14, 3-storey townhouses. Completed in 1997. Developed by Dava Developments Ltd. Maintenance fees include Garbage Pickup, Gardening and Management.

Nearby parks include Simcoe Park, Moody Park and Tipperary Park. The closest schools are Queensborough Middle School and Queen Elizabeth Elementary. Nearby grocery stores are In N Out Food Stores Ltd and Chinoy's Supermarket.

Other building in complex is [Residences By The River](#) - 83 STAR CRESCENT.

Amenities & Features

✓ In Suite Laundry

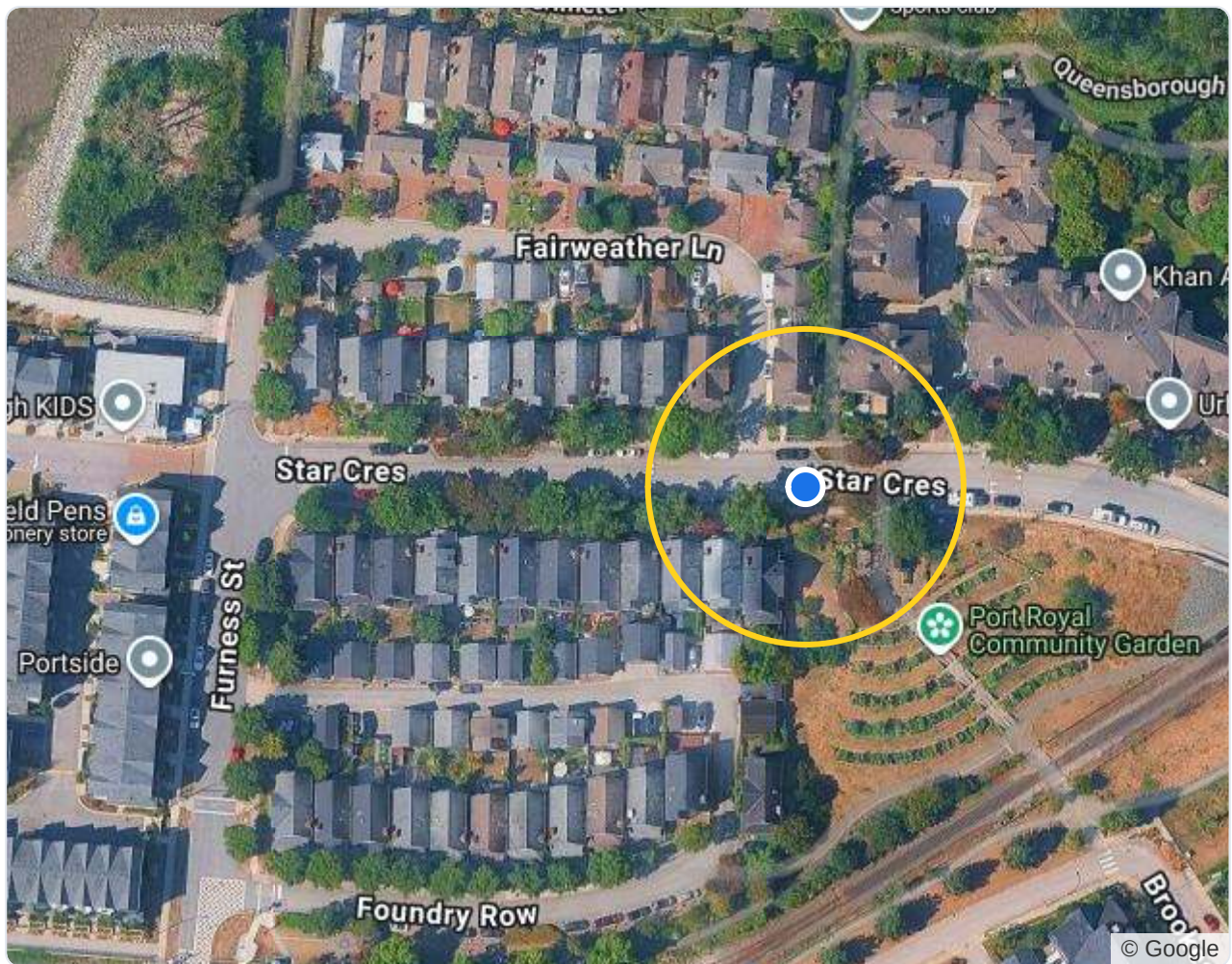
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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