

HAMILTON

8955 University High St. · Langley, BC V5A 4X6



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1 FOR SALE
FROM \$798,000



Unit Mix

1 Bedroom

6 units
571 – 618 sf
from \$415,000

2 Bedroom

9 units
809 – 1,397 sf
from \$570,000

3 Bedroom

2 units
1,206 – 1,209 sf
from \$778,000

For Sale in Hamilton & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$798,000	2 / 2	1124 sf	\$710	106 9025 HIGHLAND STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$885,000	3 / 2ba	1206 sf	\$734	2024-03-31
\$778,000	3 / 2ba	1209 sf	\$644	2022-11-28
\$490,000	1 / 1ba	618 sf	\$793	2022-08-29
\$570,000	2 / 2ba	809 sf	\$705	2022-08-04

Value & Financing

Price Positioning

\$710 /sq ft

Active listings here average **\$710/sf** vs **\$1182/sf** across Langley.

40% below area average

Mortgage Snapshot

\$3,822 /mo

Entry price (from)	\$798,000
20% down payment	\$159,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2024	LEVELS 12	SUITES 115	CONSTRUCTION Concrete
EXTERIOR Brick	TITLE TO LAND Leasehold Prepaid-strata	STRATA PLAN BCP45523	DEVELOPER Mosaic Homes

Overview

Hamilton - 8955 University High Street, Bunaby BC V5A 4X6, Canada. Hamilton is an up-and-coming condominium project that is developed by Mosaic Homes. Hamilton is presently in preconstruction and coming to the neighbourhood of 8955 University High Street, Burnaby, BC. This condominium project is 12-stories and a total of 115 residential units.

Hamilton by Mosaic Homes are thoroughly designed homes nestled on University High Street in Burnaby. Hamilton offers homes that are ideally fitted for university staff, faculties, and students that are looking for easy access to conveniences and essentials in proximities from Simon Fraser

University. Just minutes away from well-known trails in Burnaby Mountain and the Aquatic & Fitness Centre. Outdoor amenities like Nesters Market and University High Street shops are just across the road.

Amenities & Features

- ✓ Bike Room
- ✓ In Suite Laundry
- ✓ Elevator
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management
- ✓ Gardening
- ✓ Hot Water

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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