

BUILDING BROCHURE

TERRAMOR - 9133 GOVERNMENT BUILDING

9133 Government St. · Burnaby, BC V3N 0B1 · Government Road



2 FOR SALE
FROM \$1,068,000

9 SOLD · 12 MO
\$900,000–\$1,275,000

12-MO SOLD TREND
-2.8

Unit Mix

3 Bedroom

56 units
1,267 – 1,505 sf
from \$870,000

4 Bedroom

13 units
2,000 – 2,195 sf
from \$1,068,000

For Sale in Terramor - 9133 Government Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,099,000	3 / 3	1448 sf	\$759	16 9088 HALSTON COURT
\$1,068,000	3 / 3	1352 sf	\$790	110 9088 HALSTON COURT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,035,000	3 / 3ba	1436 sf	\$721	2026-07-14
\$1,275,000	4 / 4ba	2070 sf	\$616	2026-07-02
\$1,047,500	3 / 3ba	1405 sf	\$746	2026-04-29
\$999,900	3 / 3ba	1356 sf	\$737	2026-04-21

Value & Financing

Price Positioning

\$774 /sq ft

Active listings here average **\$774/sf** vs **\$855/sf** across Government Road.

9% below area average

Mortgage Snapshot

\$5,115 /mo

Entry price (from) **\$1,068,000**

20% down payment **\$213,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2007	LEVELS 3	SUITES 177	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1967	DEVELOPER Polygon
ARCHITECT Rositch Hemphill & Associates			

Overview

Terramor - 9133 Government Street, Burnaby, BC V3N 4R5, BCS1967 - located in Government Road area of Burnaby North, at the crossroads Government Street and Gildwood Drive. With numerous parks, shopping and business entertainment districts nearby, the Burnaby Terramor townhome residences are conveniently situated between Metrotown (BC's largest shopping mall) and Lougheed Town Centres, both of where you can catch the SkyTrain into the city. Walking distance to Ki Bang Kim, Grocery Store, Keswick Par and All Ways Driving school. Fitness 2000, Bell Park, Burnaby Cariboo RV Park, London Drugs, Cameron Park, Coquitlam College, Burnaby Mountain Secondary and Simon Fraser University are close to the complex. Vannian Cafe, Edgwood Place, Bookside Court, Yan's Garden Chinese, Insadong Korean, White Spot, Sushi 2 Go, Sushi California are a few restaurants in the neighbourhood to chose from for a family dinner. The Terramor has an easy access to Trans-Canada Hwy1. The complex was built in 2007 by Polygon. It has frame-wood construction and full rain screen. There are 177 units in strata and in development. The Terramor features three and four bedroom apartments. Central, spacious and affordable, the Terramor town homes are a perfect fit for any growing family in Burnaby. It is a family friendly community. The Burnaby Terramor property residences have a West Coast architectural style with expansive bay windows and large open but covered porches that you can enjoy during all seasons. With spacious layouts and functional spaces in the kitchen and living rooms, the Burnaby Terramor townhomes maximizes your space. The residents have exclusive privileges into a private Clubhouse called the Wellspring Club that has a resort style swimming pool complete with a spa area as well as an entertainment deck with grills and lounging areas for guests. The exercise room at the Wellspring Club at Terramor Burnaby town homes and townhouses welcome a yoga and dance studio, steam room, indoor putting green for golfers too. Lastly, the Terramor Wellspring Spa have a lounge and meeting room. Ranging in size up to two thousand square feet approximately, the homes are very spacious. With pitched vaulted roofs, wood trimming and traditional window boxes, the Terramor Burnaby Town Homes and apartment residences shows you how real homes that are well built and appointed should be designed and implemented. With tonnes of windows, these three and four bedroom townhomes at Terramor Burnaby have gourmet kitchens that are practical in layout in addition to soaker tubs of great quality and private patios and double car garages and fencing around your private property. Terramor offers comfortable and luxury living in a prestigious area in Burnaby. Home covered by 2-5-10 warranty.

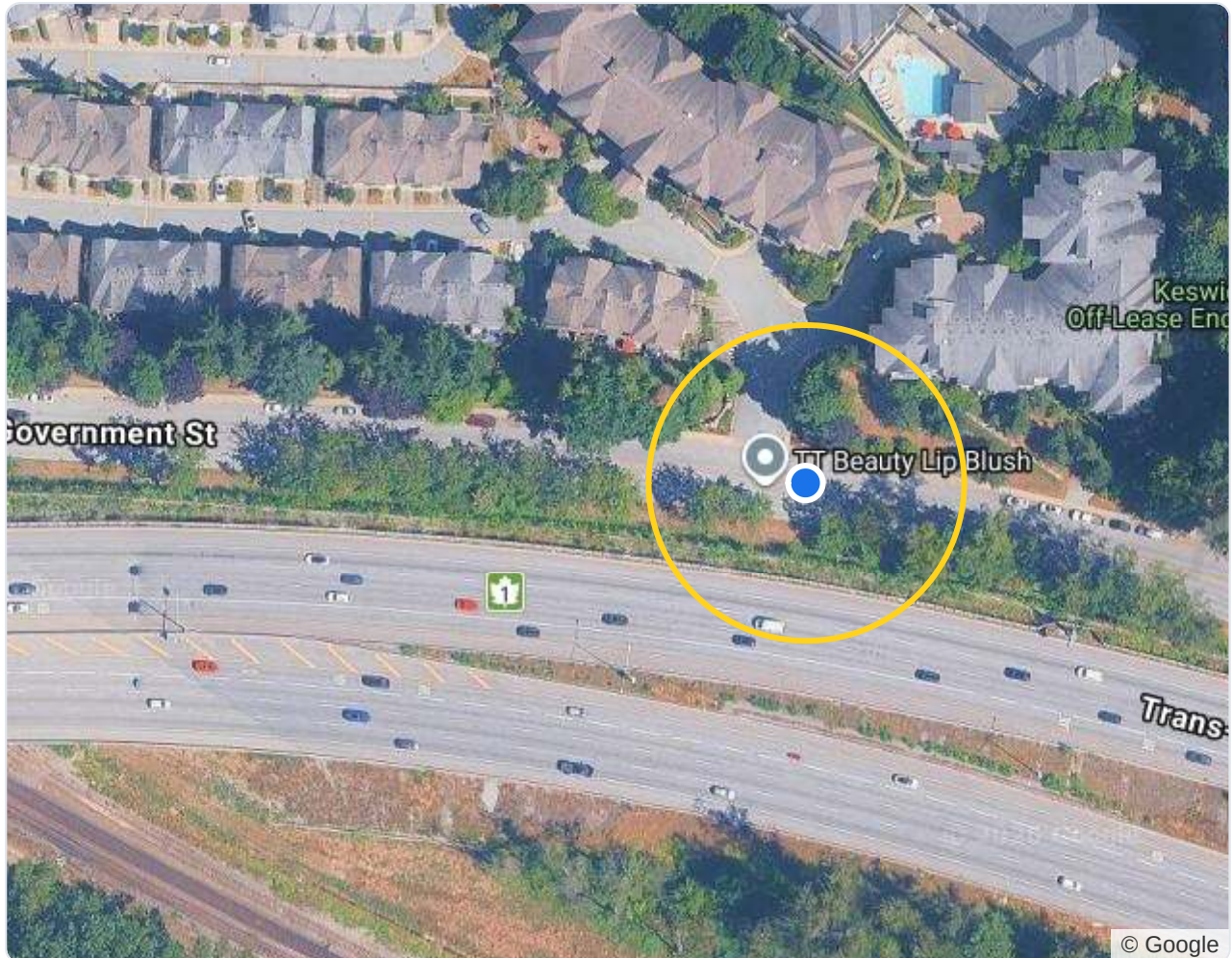
Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ Club House | ✓ Exercise Centre |
| ✓ In Suite Laundry | ✓ Playground |
| ✓ Pool; Outdoor | ✓ Recreation Center |

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Recreation Facility

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call