

ASPENWOOD

3370 Rosemont Dr. · Vancouver, BC V5S 2C9 · Champlain Heights



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1 FOR SALE
FROM \$1,258,000

12-MO SOLD TREND
41.6

Unit Mix

3 Bedroom

2 units
1,973 – 2,108 sf
from \$882,000

4 Bedroom

3 units
2,000 – 2,111 sf
from \$1,249,000

For Sale in Aspenwood & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,258,000	4 / 3	2111 sf	\$596	11 3350 ROSEMONT DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,249,000	4 / 3ba	2000 sf	\$625	2025-01-17
\$1,060,000	3 / 3ba	2108 sf	\$503	2024-02-12
\$1,250,033	4 / 3ba	2000 sf	\$625	2023-02-10
\$882,000	3 / 3ba	1973 sf	\$447	2020-09-07

Value & Financing

Price Positioning

\$596 /sq ft

Active listings here average **\$596/sf** vs **\$855/sf** across Champlain Heights.

30% below area average

Mortgage Snapshot

\$6,025 /mo

Entry price (from)	\$1,258,000
20% down payment	\$251,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1975	SUITES 22	CONSTRUCTION Frame - Wood	EXTERIOR Wood
TITLE TO LAND Freehold Strata	STRATA PLAN VAS213	MANAGEMENT Sandra Idema	

Overview

Aspenwood - Aspenwood, Vancouver, BC V5S 3T2, VAS213 - located in Champlain Heights area of East Vancouver, at the crossroads Rosemont Drive and Butler Street. The complex is steps to Champlain Heights Park with Tennis Courts, Community Centre and a great Playground. Drug Store Pharmacy - Extra Food, Christian Korean Language School Society, Captain Cook Park, Gingerbread House Daycare, Captain James Cook Elementary, Ecole Anne Hebert Elementary, Kopernik Lodge, Fraserview Golf Course, Everett Crowley Park and Champlain Market are in the neighbourhood. You can enjoy your favorite coffee at Starbucks or have your dinner at 54th Avenue Cafe that are within minutes from the complex. The bus stops at your door. Patterson

Skytrain Station is a couple of blocks away. The complex has an easy access to Trans-Canada Hwy1 that makes it easy to commute. This complex was built in 1975. It has frame-wood construction with wood exterior finishing. There are 22 units in development and in strata. Rentals are not allowed. The features are garden, in-suite laundry and storage. Most homes offer spacious rooms. Some units have been renovated and offer hardwood floors, stainless steel appliances and granite countertops.

Amenities & Features

✓ Storage

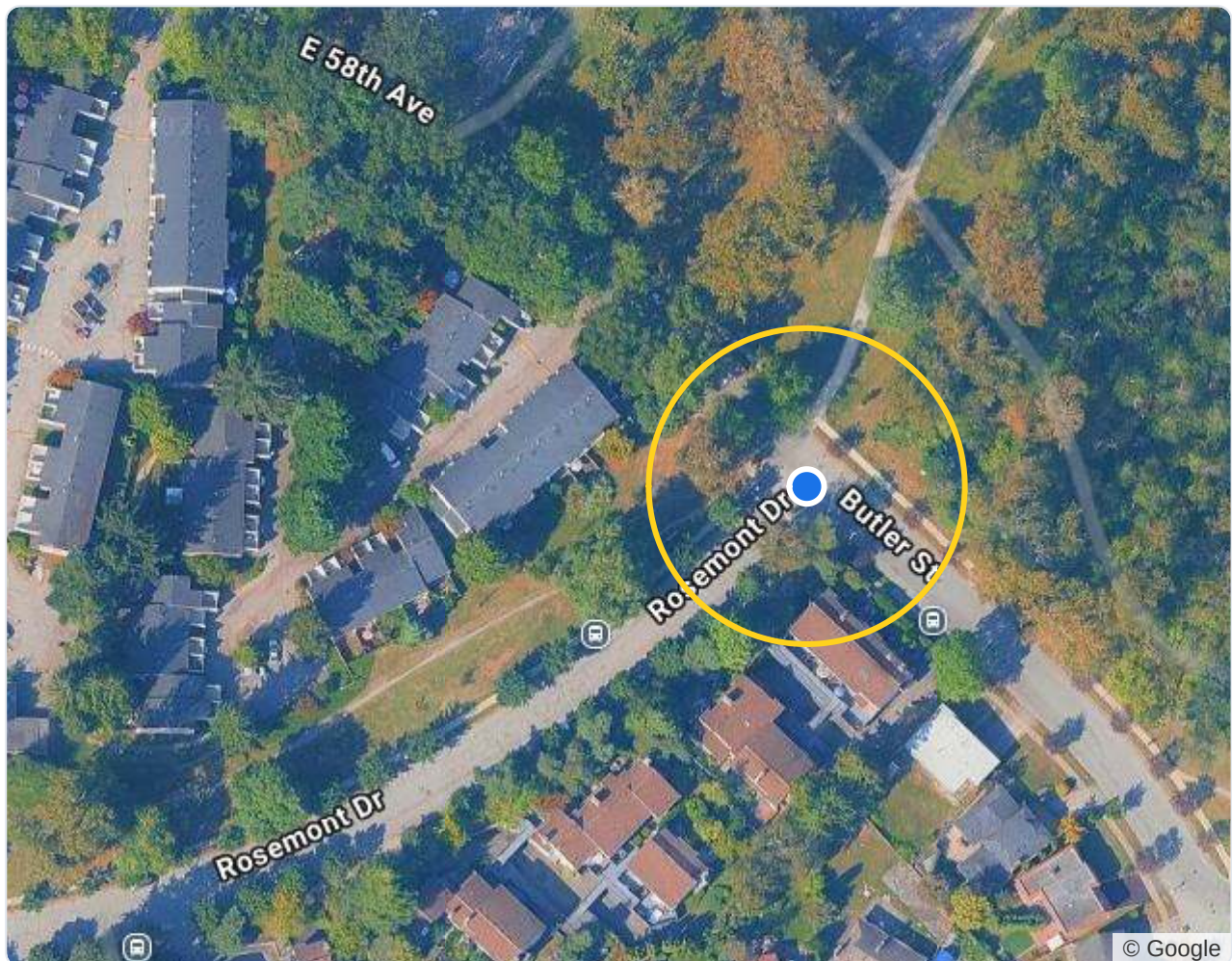
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location





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