

BUILDING BROCHURE

COPPERSTONE - 240 SHERBROOKE BUILDING

240 Sherbrooke St. · New Westminster, BC V3L 3M2 · Sapperton



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3 FOR SALE
FROM \$435,000

11 SOLD · 12 MO
\$380,000–\$630,000


12-MO SOLD TREND
27.2

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom

22 units
552 – 889 sf
from \$380,000

2 Bedroom

61 units
785 – 1,163 sf
from \$454,746

For Sale in Copperstone - 240 Sherbrooke Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$649,000	2 / 2	1066 sf	\$609	3203 240 SHERBROOKE STREET
\$578,000	2 / 2	819 sf	\$706	3411 240 SHERBROOKE STREET
\$435,000	1 / 1	651 sf	\$668	3220 240 SHERBROOKE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$477,000	1 / 1ba	842 sf	\$567	2026-06-23
\$630,000	2 / 2ba	1034 sf	\$609	2026-06-22
\$454,746	2 / 2ba	790 sf	\$576	2026-05-31
\$560,000	2 / 2ba	805 sf	\$696	2026-03-16

Value & Financing

Price Positioning

\$661 /sq ft

Active listings here average **\$661/sf** vs **\$750/sf** across Sapperton.

12% below area average

Mortgage Snapshot

\$2,083 /mo

Entry price (from) **\$435,000**

20% down payment **\$87,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2008	LEVELS 4	SUITES 78	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2742	DEVELOPER Pointe Of View Developments

Overview

Copperstone - 240 Sherbrooke Street, New Westminster, BC V3L 3M2, Strata Plan No. BCS2742, 4 levels, 231 units, built 2009. Located in the New Westminster's historic neighborhood of Sapperton, Copperstone by Pointe of View Developments is a three 4 storey building condominium project with 231 beautifully designed strata titled homes ranging from 485 to 1120 square feet. The other two buildings located at 248 and 244 Sherbrooke Street.

This one and two bedroom plus den condos reflect a modern take on Whistler-inspired architecture with durable hardie plank, timber details, and cultured stone accents. Contemporary interiors feature open floor plans, big windows, black appliances, laminate countertops, easy care vinyl flooring, Oak cabinetry, in-suite laundry, huge master bedrooms, and sliding glass doors leading to the huge 100 sf private patio. Every suite comes with one secured underground parking, and buildings also offer storage lockers, a lushly landscaped courtyard, and 100-year-old trees surround.

Copperstone is adjacent to Royal Columbian Hospital, 1/2 block to Sapperton Skytrain station, 1 block from the Sapperton Village shopping district and the future Thriftys Grocery Store, within walking distance to Safeway, Queen's Park, Canada Games pool, Glenbrook Middle School, Richmond McBride Elementary, and minutes to Douglas college, downtown New West, Hwy 1 and Lougheed mall.

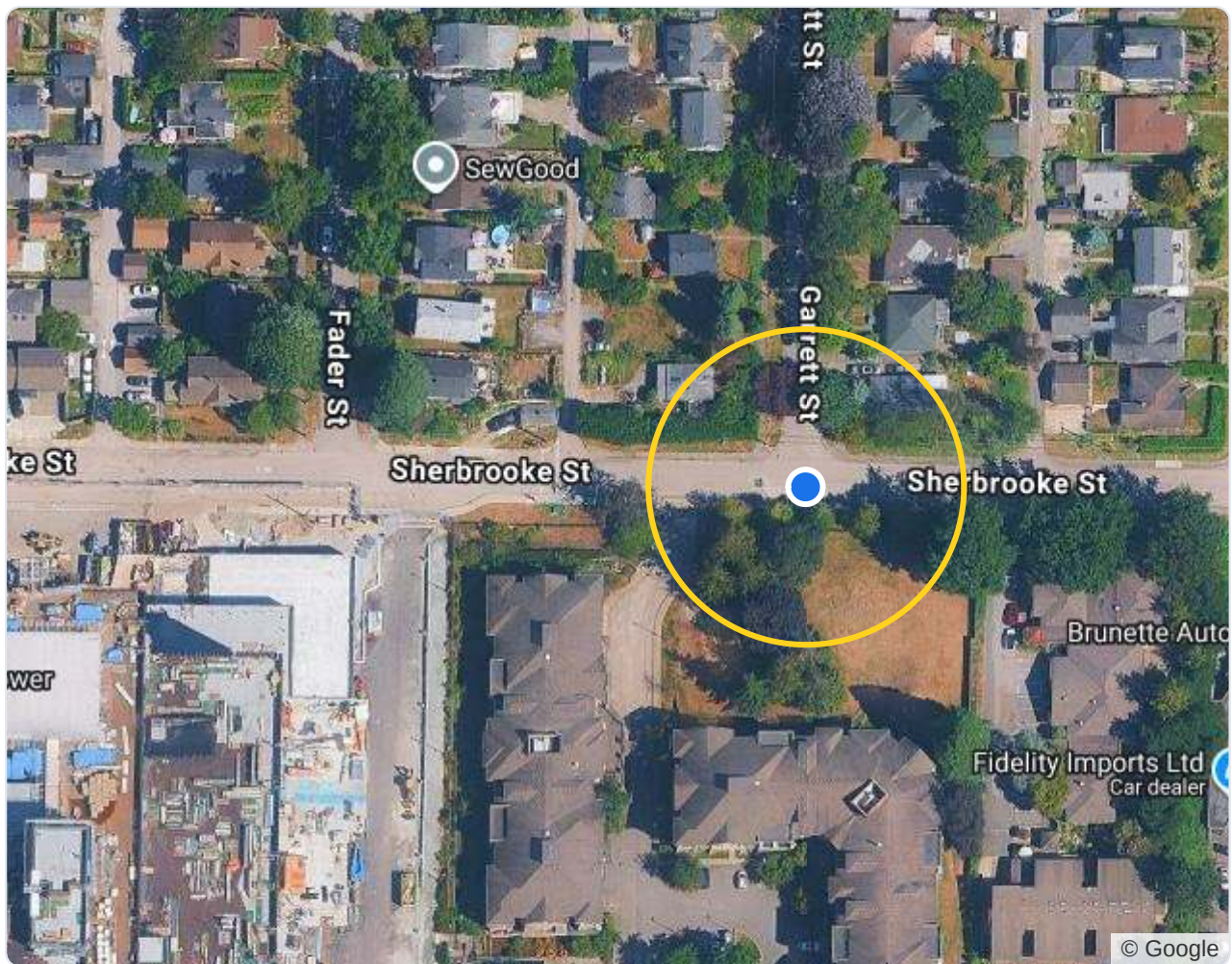
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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