

# TRAMONTO

4365 Hastings St. · Burnaby, BC V5C 2J7 · Vancouver Heights



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**1** FOR SALE  
FROM \$918,800

**1** SOLD · 12 MO  
\$1,150,000–\$1,150,000



## Unit Mix

### 2 Bedroom

11 units

876 – 1,270 sf

from \$845,000

## For Sale in Tramonto & Complex

1 currently active

| ASKING           | BEDS / BATHS | SIZE   | \$/SF   | UNIT / ADDRESS           |
|------------------|--------------|--------|---------|--------------------------|
| <b>\$918,800</b> | 2 / 1        | 895 sf | \$1,027 | 305 4365 HASTINGS STREET |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF   | DATE       |
|-------------|---------|---------|---------|------------|
| \$1,150,000 | 2 / 2ba | 1100 sf | \$1,045 | 2026-04-16 |
| \$845,000   | 2 / 1ba | 876 sf  | \$965   | 2025-04-04 |
| \$1,180,000 | 2 / 2ba | 1122 sf | \$1,052 | 2025-03-24 |
| \$1,110,000 | 2 / 2ba | 1001 sf | \$1,109 | 2024-06-19 |

## Value & Financing

### Price Positioning

**\$1027** /sq ft

Active listings here average **\$1027/sf** vs **\$939/sf** across Vancouver Heights.

9% above area average

### Mortgage Snapshot

**\$4,400** /mo

Entry price (from) **\$918,800**

20% down payment **\$183,760**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                            |
|---------------------------|-----------------------------------------|-------------------------------|--------------------------------------------|
| YEAR BUILT<br><b>2008</b> | LEVELS<br><b>4</b>                      | SUITES<br><b>42</b>           | CONSTRUCTION<br><b>Frame - Wood</b>        |
| EXTERIOR<br><b>Stucco</b> | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>BCS2723</b> | DEVELOPER<br><b>Boffo Developments Ltd</b> |

## Overview

Tramonto - 4365 Hastings Street, Burnaby, BC V5C 2J7, Strata Plan No. BCS2723, 4 levels, 42 units, built 2008 - located at the corner of Hastings and Rosser Avenue in The Heights neighborhood of north Burnaby. Designed by award-winning Chris Dikeakos Architects Inc., Tramonto's inspired Mediterranean architecture represents a serene refuge of tranquility in The Heights neighborhood of Burnaby. Its 4 contemporary floors features convenient street level retail, a lushly landscaped grounds, storage locker, secure underground parking, and 42 one and two bedroom homes with south facing garden patios or North Shore Mountain views.

Developed by Boffo Development, Tramonto condos special features include: 9 ft ceilings, cozy fireplaces, floor to ceiling windows, hardwood flooring, luxurious carpets, granite countertops, porcelain tiled backsplash, porcelain tile flooring in kitchens and bathrooms, high-end stainless steel appliances, wood veneer cabinetry, and spa inspired bathrooms with granite countertops,

porcelain tiled walls with marble and glass inlays, frameless glass showers, and deep soaker tubs. Plus large terraces or balconies invite outdoor entertaining.

This Tramonto location is ultra-convenient, with many neighborhood amenities, parks and schools within walking distance. You will also find some of your favorite restaurants and shops; Papa Joe's Restaurant, The Pear Tree Restaurant and Safeway are next to your door. Also close by are Brentwood Mall, BCIT, SFU, and Brentwood Town Center SkyTrain with direct access to downtown Vancouver and Metrotown. Tramonto is managed by Colyvan Pacific 604-683-8399. Pets Allowed, Rentals Allowed.

## Amenities & Features

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- ✓ Elevator
- ✓ Storage
- ✓ In Suite Laundry

## Maintenance Fees Include

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- ✓ Garbage Pickup
- ✓ Gas
- ✓ Gardening
- ✓ Management

## Location



**Les Twarog**

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