

4202 2008 Rosser Ave



Living & Dining area has great WOW APPEAL with the AMAZING VIEWS! Breathtaking VIEWS from the floor to ceiling windows

3 bedroom, plus a den, 3 full bathrooms, and 3 large decks. 1563 SF suite with views to downtown Vancouver, Burrard Inlet, North Shore Mountains, Mount Baker to Metrotown!!!

The Suite

High 9' ceilings through out making the home feel very spacious! There are 3 balconies with a covered area on the larger one (18 FT x 15 FT)! The suite is an open concept floor plan which takes advantage of all the windows, view and bright light through out the apartment!

The gourmet kitchen has ample storage & prep space. Detailed with quartz counter tops & back splash. Workstation lighting. There is an over size under-mount sink with Kohler faucet. Large island can seat 4. The kitchen is outfitted with all Miele appliances. Dishwasher has a panel front. Oversize fridge/freezer has a panel front. Separate beverage fridge. 5 burner gas stove top and 3 wall ovens! The first oven converts into a microwave. There is a full size oven and a smaller warming oven.

All main areas are engineered wood flooring. Carpets in bedrooms. All bedrooms have VIEWS! They also have black out blinds, & good storage. There are 3 FULL BATHS in the suite! All outfitted with Kohler fixtures, sinks & toilets. Plus quartz counter-tops & porcelain tiles.

The suite and building has a Geo-exchange system for heat & A/C.

Building Amenities

High end lobby with a 24-hr concierge service. 4 elevators makes wait times minimal. Amenities include a roof top garden area. This area includes a dog park. BBQ area with large 2 gas BBQs, a sink and counter area for prep. Plus an out door lounge area. There is also a gym, sauna, steam room, guest suite, and party/meeting room.



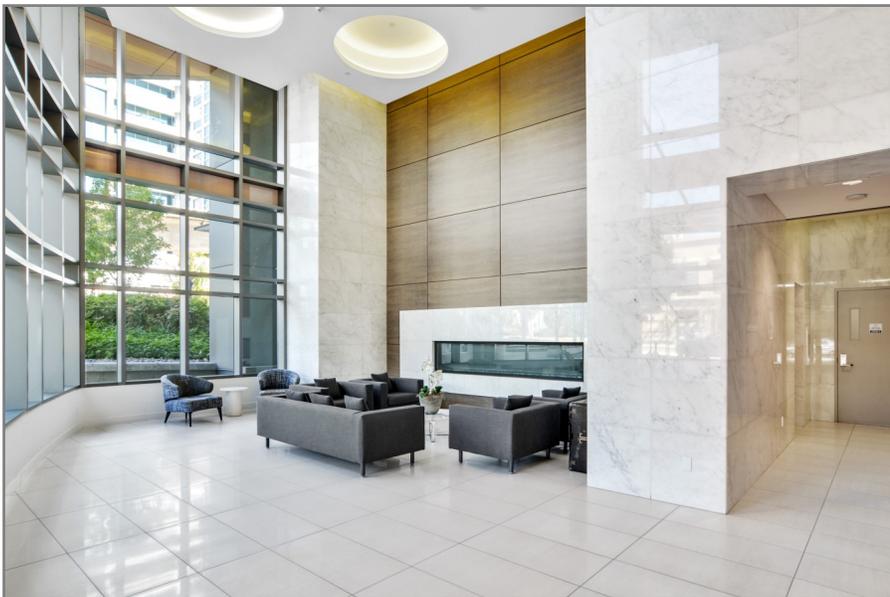
GE OFF JARMAN
PERSONAL REAL ESTATE CORPORATION

Sutton WestCoast Realty
Cell 604 313 7280

Email: info@jarmanrealestate.com
Website: jarmanrealestate.com

The enclosed information while deemed to be correct, is not guaranteed & should be verified by the Purchaser if deemed important. This communication is not intended to cause or induce breach of an existing agency agreement.

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Throughout the PENTHOUSE!

Overall the space is well thought out for beauty without sacrificing functionality. Generous sized rooms and with good flow

9 FT smooth finish ceilings

Pot lighting throughout

Engineered wood flooring

Tile flooring in bathrooms

Durable nylon carpet in the bedrooms

WINDOWS! All outer walls so maximizing the VIEWS!

Double glazed Energy Star® windows with a Low-E glass for increased insulation and UV protection

Custom roller blinds through out. In bedrooms black out blinds

Hard wired smoke detectors

3 great sized balconies. One is massive!

Open concept

Geo-exchange system for heating and air conditioning. Having air-conditioning is unusual in residential complexes this size and a bonus in these times of climate change

Imported Italian Armony Cucine cabinetry in kitchen & bathrooms

Entrance into the suite

7 FT over height entrance door and all interior doors

Wide foyer

Tiled floor

Closet

Living & Dining Room Area

GREAT WOW APPEAL with the amazing VIEWS!

Large open space

Huge windows to the ceiling

Access to 2 balconies!

Flat wall for TV or Electric fireplace

Linear Chandelier

Hallways to the bedrooms for privacy and noise reduction

Den has a large window with space for a desk

Master Bedroom has an amazing VIEW

Large enough for a king size bed!

Large walk in closet

Access to private balcony with a view to downtown Vancouver

Beautiful 5 piece **Ensuite**

12"x24" floor porcelain floor tiles

Porcelain wall and tub surround tiles

Kohler fixtures, sink and toilet

Vanity with good storage has a quartz countertop

Separate soaker tub

Separate shower with seamless glass

Kitchen

Gallery style with ample floor and counter space for multiple people to be in the kitchen at one time

Imported Italian Armony Cucine cabinetry

Quartz counter tops and back splash

Undercabinet task lighting

Large modern undermount sink with Kohler faucet

Island has over hang and can seat 4-6

All Miele appliances

Dishwasher (panel fronted)

Oversized fridge/ freezer (panel fronted)

Separate beverage fridge

5 burner gas stove top

Range hood

3 wall ovens

small oven converts into a microwave

full size oven

warming oven

Stacking Whirlpool washer and dryer just off the kitchen area

North Bedroom

Good size

Large closet

Access to the large balcony

East Bedroom - Perfect guest suite

Nice size with a large closet

Views to Mnt Baker and the Port Mann Bridge!

4 piece Ensuite

All Bathrooms

3 Full bathrooms!

12"x24" floor porcelain floor tiles

Porcelain wall and tub surround tiles

Kohler fixtures, sinks and toilets

Quartz countertops

Vanities have good storage

Soaker tubs & seamless glass showers

Amenities

3 parking spots, close to the elevators

1 storage locker

Beautiful lobby with a 24 hour Concierge

4 Elevators

Rooftop fitness studio featuring his/hers change rooms. Sauna & Steam rooms

Double-height party room with full kitchen, poker, ping pong and pool table

Covered rooftop terrace BBQ area with seating / lounge

Landscaped rooftop green space and gardens

Fully fenced rooftop doggie park!

4202 2008 Rosser - THE AREA

Neighbourhood schools!

*Information from the SD#41 school locator. Verify if important

Elementary

K - 7 Kitchener Elementary

Secondary

8 - 12 Alpha Secondary

Early French Immersion

K - 7 Aubrey Elementary

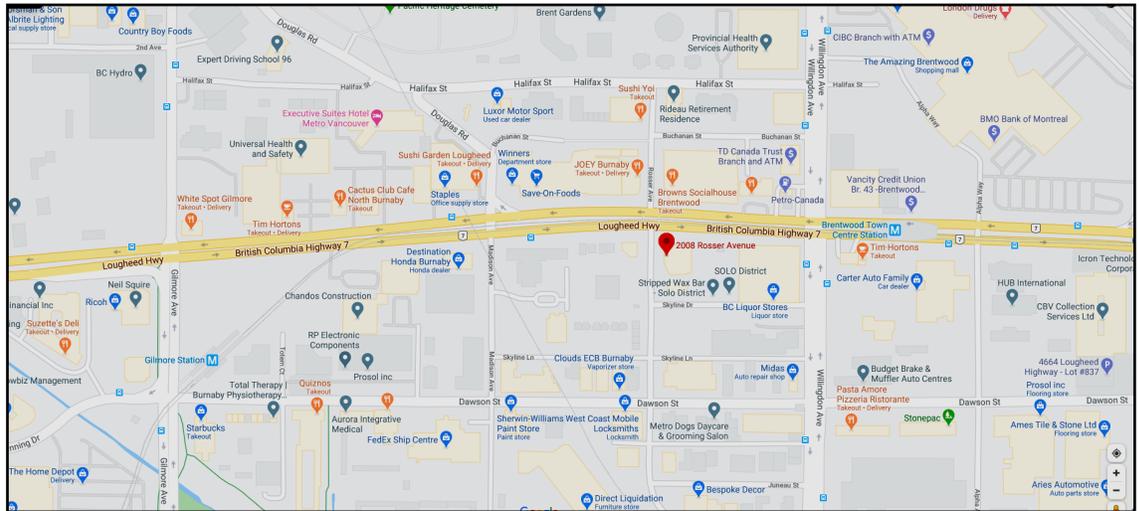
Late French Immersion

6 - 7 Capitol Hill Elementary

Secondary French Immersion

8 - 12 Alpha Secondary

SFU and BCIT



What's Nearby

Wholefoods, Save On Foods, Safeway, Buy Low Plus others

Brentwood Mall/ The Amazing Brentwood, Shoppers Drug Mart, LCB, London Drugs, Starbucks,

Tim Horton's and much more Street Shopping on Hastings, Home Depot, Costco, Winner's, & Staples.

Joey Burnaby, Cactus Club, Sushi garden, Pasta Amore Pizzeria Ristorante, Browns Socialhouse, White Spot & others

Library McGill Branch, Brentwood Community Resource & Willingdon Community Centre, Confederation Park with Eileen Daily Centre

Jim Lorimer Park, Brentwood Park, Willingdon Park, Madison Centre Park, Burnaby Lake Park & Confederation Parks.

Cineplex, Silver City & Landmark Theatres



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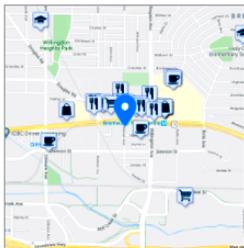
Burnaby, British Columbia, V5C 5Y1

[More about 2008 Rosser Avenue #](#)

Walk Score 76
Very Walkable
Most errands can be accomplished on foot.

Transit Score 79
Excellent Transit
Transit is convenient for most trips.

Bike Score 69
Bikeable
Some bike infrastructure.



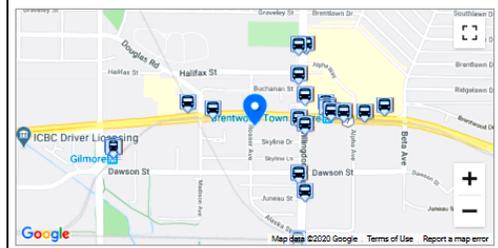
Travel Time Map

Explore how far you can travel by car, bus, bike and foot from 2008 Rosser Avenue.



Excellent Transit

2008 Rosser Avenue has excellent transit which means transit is convenient for most trips.



Rail Lines:	Distance
Millennium Line	0.3 km

Bus Lines:	Distance	Distance	
N9 Downtown/Lougheed St...	0.2 km	222 Metrotown Station/Phi...	0.2 km
130 Metrotown/Pender/Koo...	0.2 km	123 New West Station/Brent...	0.2 km
025 Brentwood Station/UBC	0.2 km	136 Lougheed Station/Brent...	0.3 km
134 Lake City Station/Brent...	0.3 km		