

BUILDING BROCHURE

THE COBURN

1012 Balfour Ave. · Vancouver, BC V6H 1X1 · Shaughnessy



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YEAR BUILT 1988	LEVELS 3	SUITES 7	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN VAS2139	MANAGEMENT S.d. Woodman Management Ltd.

Overview

The Coburn at 1012 Balfour Avenue, Vancouver, BC V6H 2W6 - VAS2139. Built in 1988 with 7 units over 3 levels. Located in the Shaughnessy area of Vancouver West, at the crossroads of Balfour Avenue and Oak Street. Complex features include storage and fireplaces. Central location close to everything. Nearby schools include Emily Carr Elementary, Westside Montessori, Vancouver Talmud Torah School, Edith Cavell Elementary. Just a few blocks away to Childrens and Womens Health Centre of British Columbia. Short drive distance to Vitality Traditional Chinese Medicine, West Coast Women's Clinic For Midlife Health, Oakridge Laser & Skin Clinic, Wellspring Clinic For Holistic Medicine, GF Strong Rehabilitation Centre, Pregnancy Options Service and BC Children's Hospital. Walking distance to Douglas Park, Braemar Park, Heather Park, Shaughnessy Park and Devonshire Park.

Amenities & Features

✓ None

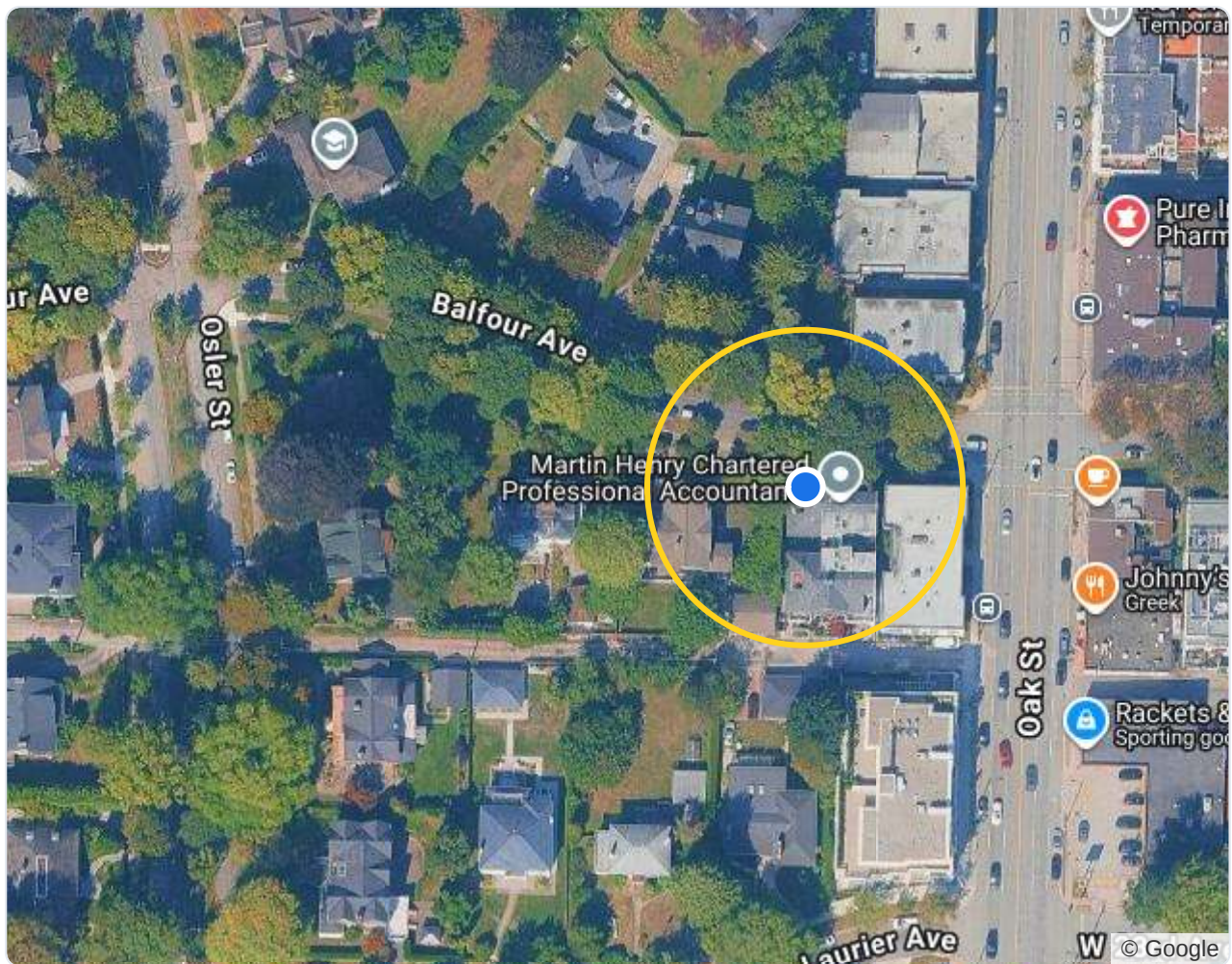
Maintenance Fees Include

✓ Garbage Pickup

✓ Gas

✓ Management

Location



Neighbourhood & Walkability — Shaughnessy

Shaughnessy is largely residential, with a higher-than-average proportion of heritage houses from the first half of last century. The Shaughnessy area has three neighborhoods – First Shaughnessy, Second Shaughnessy and Third Shaughnessy. First Shaughnessy: The boundaries of this area centered on 'The Crescent' that encircled Shaughnessy Park, and extended from 16th Avenue to King Edward Avenue, and Oak Street to the Arbutus Corridor. There are 595 properties in First Shaughnessy...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



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