

GRANVILLE MEWS

1478 Tilney Mews · Vancouver, BC V6M 2C9 · South Granville



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1 FOR SALE
FROM \$1,748,000

12-MO SOLD TREND
4.7

Unit Mix

2 Bedroom

2 units
899 – 1,513 sf
from \$1,010,000

3 Bedroom

7 units
1,604 – 2,130 sf
from \$1,507,000

4 Bedroom

5 units
1,765 – 1,977 sf
from \$1,590,000

For Sale in Granville Mews & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,748,000	3 / 4	1985 sf	\$881	1459 TILNEY MEWS

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,728,000	3 / 4ba	1982 sf	\$872	2025-07-09
\$1,800,000	4 / 4ba	1833 sf	\$982	2025-02-23
\$1,507,000	3 / 3ba	1604 sf	\$940	2024-12-15
\$1,335,000	2 / 3ba	1513 sf	\$882	2024-09-17

Value & Financing

Price Positioning

\$881 /sq ft

Active listings here average **\$881/sf** vs **\$1184/sf** across South Granville.

26% below area average

Mortgage Snapshot

\$8,372 /mo

Entry price (from) **\$1,748,000**

20% down payment **\$349,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2013	LEVELS 3	SUITES 35	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS4377	DEVELOPER Granville Westside Developments Ltd
ARCHITECT Formwerks Architectural		MANAGEMENT Confidential	

Overview

Granville Mews - 1478 Tilney Mews, Vancouver, BC, 3 levels, 35 townhomes, estimated completion 2013 - located at the corner of Granville Street and 51st Avenue in South Granville community of Vancouver West Side. Granville Mews is an exclusive collection of 35 two, three, and four-bedroom town and garden homes that is being developed, built and designed by a team of award-winning

professionals: Forrester Development Corp and McPherson Construction, Formwerks Architecture Inc. These rowhouses are located in 7 separate buildings at 6708 - 6776 Granville Street with floor plan sizes between 878 square feet to 1,710 square feet and 66 parking spaces (one of which is a car share spot).

The Granville Mews buildings would be designed to have the appearance of a 2 storey form with steeply pitched roofs, dormers, and bay windows and individual entryways reflecting the traditional character of the South Granville neighborhood. Inside, every home will feature laminate flooring, engineered tile floors, high end stainless steel appliance package, glass tile backsplash, quartz countertops, kitchen island with double stainless steel sinks, spa inspired bathrooms and much more. Plus spacious front and back yards invite for entertaining.

Perfectly situated between South Granville, Shaughnessy, Montgomery Park and Queen Elizabeth Park, everything is close to home. A few blocks away are Langara-49th Ave Sky Train Station and youre only minutes away from downtown Vancouver or Mertotown Center. For shopping, there is Oakridge Centre, the Kerrisdale shopping district or South Granville. Growing families have access to Osler Elementary School, Eric Hamber Secondary and three prestigious private schools, all around the Granville Mews.

Other buildings in complex: 6718 GRANVILLE ST, 6728 GRANVILLE ST, 6736 GRANVILLE ST, 6738 GRANVILLE ST, 6766 GRANVILLE ST, 6768 GRANVILLE ST, 1460 TILNEY MEWS, 1466 TILNEY MEWS, 1468 TILNEY MEWS, 1497 TILNEY MEWS, 1451 TILNEY MEWS, 1456 TILNEY MEWS, 1459 TILNEY MEWS, 1461 TILNEY MEWS, 1463 TILNEY MEWS, 1470 TILNEY MEWS, 1471 TILNEY MEWS, 1473 TILNEY MEWS, 1476 TILNEY MEWS, 1478 TILNEY MEWS, 1479 TILNEY MEWS, 1480 TILNEY MEWS, 1481 TILNEY MEWS, 1482 TILNEY MEWS, 1483 TILNEY MEWS, 1486 TILNEY MEWS, 1487 TILNEY MEWS, 1488 TILNEY MEWS, 1489 TILNEY MEWS, 1490 TILNEY MEWS, 1491 TILNEY MEWS, 1493 TILNEY MEWS, 1496 TILNEY MEWS, 1498 TILNEY MEWS, 1499 TILNEY MEWS

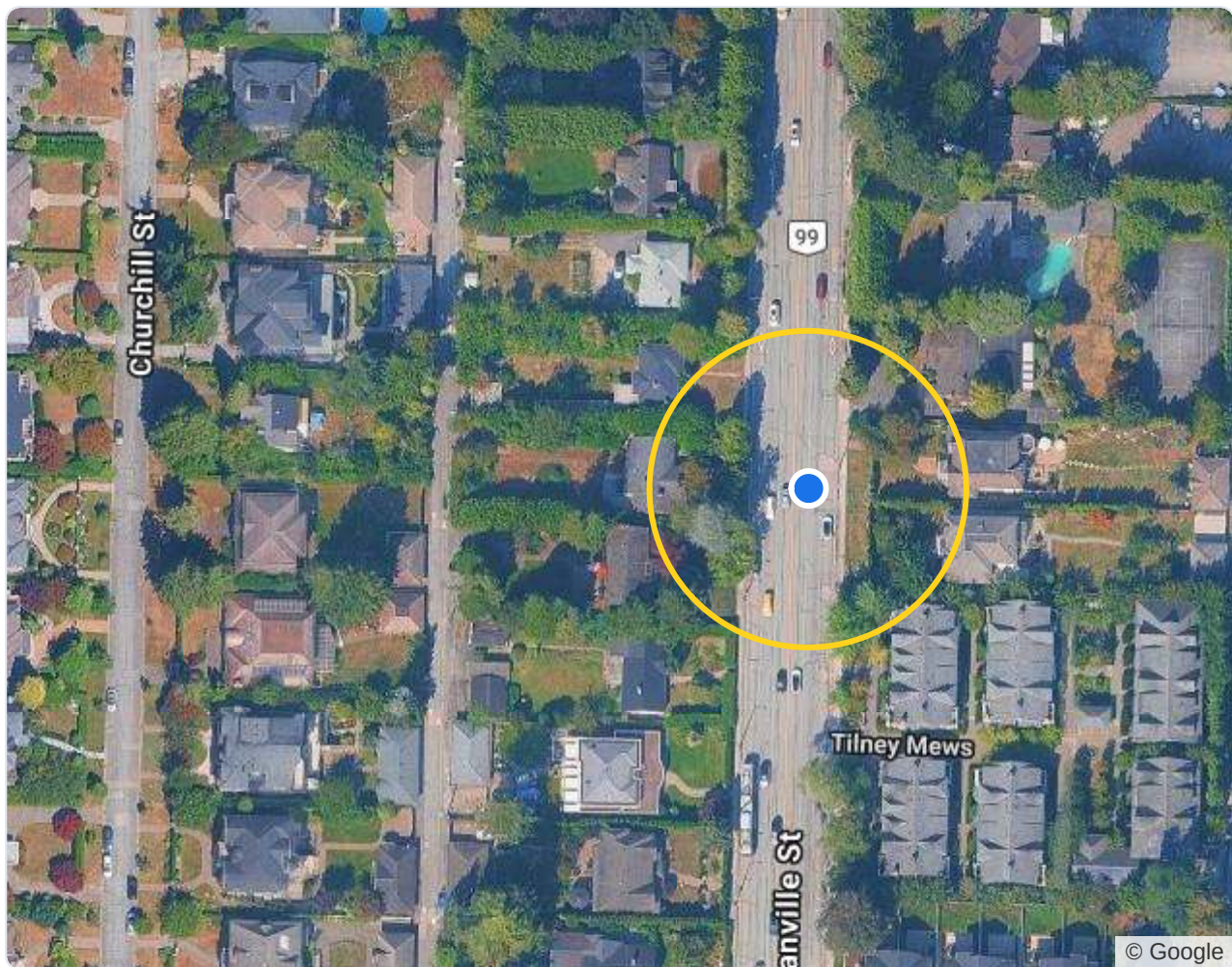
Amenities & Features

- | | |
|---------------------|------------|
| ✓ Air Cond./central | ✓ Elevator |
| ✓ In Suite Laundry | ✓ Storage |
| ✓ Wheelchair Access | |

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — South Granville

One of Vancouver's most vibrant retail shopping districts, the neighbourhood attracts a wide range of clientele, from aspiring designers and art lovers to fashion trend setters and gourmet connoisseurs. With something for all tastes, visitors can indulge in beautiful fashion and design, the best of home decor and delicious food and drink. Established in 1907, South Granville or Uptown is an upscale Business Improvement Area (BIA) south of Vancouver's downtown core and bordere...

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



Les Twarog

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