

BUILDING BROCHURE

# LUMEN

1635 WEST 3rd Ave. · Vancouver, BC V6J 1K1 · False Creek



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**3** SOLD · 12 MO  
\$522,000–\$1,050,000



## Unit Mix

|                                                                   |                                                                      |                                                                      |
|-------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|
| <b>Studio</b><br>6 units<br>463 – 525 sf<br><b>from \$502,500</b> | <b>1 Bedroom</b><br>8 units<br>578 – 756 sf<br><b>from \$619,650</b> | <b>2 Bedroom</b><br>3 units<br>800 – 936 sf<br><b>from \$876,000</b> |
|-------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|

## Recently Sold in this Building

| SOLD PRICE         | BEDS    | SIZE   | \$/SF   | DATE       |
|--------------------|---------|--------|---------|------------|
| <b>\$619,650</b>   | 1 / 1ba | 578 sf | \$1,072 | 2025-11-02 |
| <b>\$1,050,000</b> | 2 / 2ba | 800 sf | \$1,313 | 2025-10-19 |
| <b>\$522,000</b>   | — / 1ba | 463 sf | \$1,127 | 2025-10-07 |
| <b>\$605,000</b>   | — / 1ba | 525 sf | \$1,152 | 2025-04-28 |

|                                                  |                                                |                                                   |                                        |
|--------------------------------------------------|------------------------------------------------|---------------------------------------------------|----------------------------------------|
| <b>YEAR BUILT</b><br><b>2010</b>                 | <b>LEVELS</b><br><b>5</b>                      | <b>SUITES</b><br><b>63</b>                        | <b>CONSTRUCTION</b><br><b>Concrete</b> |
| <b>EXTERIOR</b><br><b>Concrete</b>               | <b>TITLE TO LAND</b><br><b>Freehold Strata</b> | <b>STRATA PLAN</b><br><b>BCS3683</b>              | <b>DEVELOPER</b><br><b>Bucci</b>       |
| <b>ARCHITECT</b><br><b>Hywel Jones Architect</b> |                                                | <b>MANAGEMENT</b><br><b>Tribe Management Inc.</b> |                                        |

## Overview

Lumen At Granville Island - 1635 3rd Avenue West, Vancouver, BC V6J 1K2 - BCS3683. Located in False Creek area of Vancouver West, near the crossroads of 3rd Avenue West and Fir Street. Lumen At Granville Island is a low-rise building that offers 63 units over 5 levels and was built in 2010. Some of the features offered by this building include elevator, bike room, in-suite laundry, air conditioning central and storage.

Situated on a pretty quiet tree-lined street just a short stroll to Granville Island sits this luxurious False Creek Freehold Concrete Condo. Unbelievable view of Downtown and Northshore mountains. Fabulous location in the Armour District close to Waterfront and Granville Island

A few minutes to Pacific Institute Of Culinary Arts, WheelSmart Driving School, Canadian Tourism College, Henry Hudson Elementary, Century High School and Lord Tennyson Elementary

A short walk to Granville Loop Park, Seaforth Peace Park, Sutcliffe Park, Delamont Park, Sutcliffe Park, Vanier Park, Granville Park and Choklit Park.

Near to shopping area, Steveston Marine & Hardware, Bradford Decorative, Architectural & Specialty Hardware Studio, Taste on 6th, Rain Boutique and Salon, Puff West Side, Pharmasave 4th & Burrard, Zonda Nellis Design, Skyler Clothing, Tesoro, Sitka Surf and Skate Shopping, Granville Pharmacy, Regency Prescriptions, Mark's Work Wearhouse, Tilley Endurables Western and Staccato Menswear.

## Amenities & Features

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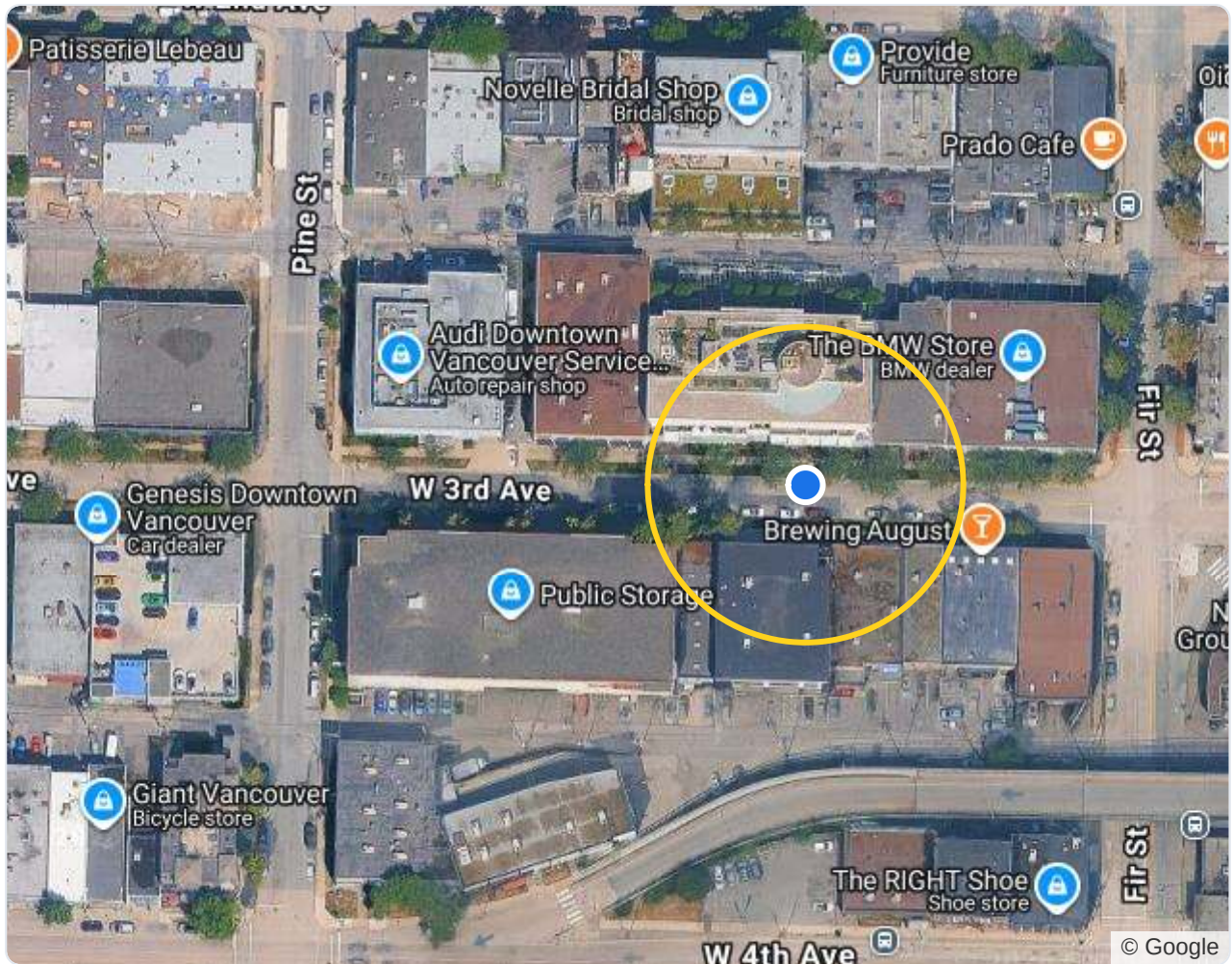
- |                     |                   |
|---------------------|-------------------|
| ✓ Air Cond./central | ✓ Bike Room       |
| ✓ Elevator          | ✓ Exercise Centre |
| ✓ In Suite Laundry  | ✓ Storage         |

## Maintenance Fees Include

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- |                  |                       |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening           |
| ✓ Gas            | ✓ Heat                |
| ✓ Management     | ✓ Recreation Facility |

## Location



## Neighbourhood & Walkability — False Creek

The south shore of False Creek has had quite a diverse history of land uses since its founding. South False Creek went from being an industrial park, in the late 1800s and early 1900s, to being the populous residential area that it is today. The north shore of False Creek, on the downtown peninsula, has undergone multiple stages of development since its purchase by the province from the Canadian Pacific Railway in the early 1980s. Before the BC Cabinet bought the land of Nort...

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



**Les Twarog**

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