

BUILDING BROCHURE

# THE OXLEY

1647 Pender St. · Vancouver, BC V5L 1W2 · Hastings



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**1** SOLD · 12 MO  
\$1,180,000–\$1,180,000

12-MO SOLD TREND  
7.3

## Unit Mix

### 2 Bedroom

1 unit  
1,121 – 1,121 sf  
**from \$1,025,000**

### 3 Bedroom

4 units  
1,214 – 1,282 sf  
**from \$1,100,000**

## Recently Sold in this Building

| SOLD PRICE         | BEDS    | SIZE    | \$/SF | DATE       |
|--------------------|---------|---------|-------|------------|
| <b>\$1,180,000</b> | 3 / 3ba | 1282 sf | \$920 | 2026-07-04 |
| <b>\$1,185,000</b> | 3 / 3ba | 1282 sf | \$924 | 2024-12-20 |
| <b>\$1,025,000</b> | 2 / 2ba | 1121 sf | \$914 | 2024-07-15 |
| <b>\$1,180,000</b> | 3 / 3ba | 1257 sf | \$939 | 2021-12-20 |

|                                                            |                                         |                                   |                                           |
|------------------------------------------------------------|-----------------------------------------|-----------------------------------|-------------------------------------------|
| YEAR BUILT<br><b>2016</b>                                  | LEVELS<br><b>3</b>                      | SUITES<br><b>10</b>               | CONSTRUCTION<br><b>Frame - Wood</b>       |
| EXTERIOR<br><b>Brick</b>                                   | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>EPS3561</b>     | DEVELOPER<br><b>Epix<br/>Developments</b> |
| ARCHITECT<br><b>Taylor Kurtz Architecture &amp; Design</b> |                                         | MANAGEMENT<br><b>Self Managed</b> |                                           |

## Overview

The Oxley 1647 East Pender Avenue, Vancouver, BC, Canada, V5L 1W2, Strata Plan EPS3561. The aim with the Oxley is rip the veil off this chic area and allow for some beautiful, yet affordable residential housing. It is complete with rooftop terraces and a sleek white-brick facade on the outside which fits perfectly with the contemporary feel of this district.

The Oxley is only about 5 blocks from the grocery store, the restaurants on Commercial and several parks. Grandview, Salisbury and Woodland parks are all a very short walk. They are well kept and are a nice place to walk after a quick bite at one of the many eating establishments. Though walking is great, you can take your car out to have fun as well. The Oxley has a parking garage at ground level, nothing below grade so as to make maintenance easier. Every unit comes with a guaranteed space in the garage.

The units themselves are quite smooth and beautiful in a minimalist sort of way. The building aims to be a beacon of contemporary living on the drive and its style reflects this image perfectly. All the 2 or 3 bedroom units feature indoor and outdoor square footage so you never feel stuck inside. The two bedroom options will also come complete with a gas hookup for a fire pit or BBQ. That being said, the crisp wood floors and reverent white tile adoring the bathroom has a great look and feel for when you stay inside.

Crossroads are East Pender Avenue and Commercial Drive.

## Amenities & Features

- ✓ Bike Room
- ✓ In Suite Laundry
- ✓ Storage

## Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Gas
- ✓ Management
- ✓ Snow Removal

## Location



**Les Twarog**

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