

BUILDING BROCHURE

SHERWOOD MANOR – 1695 10TH BUILDING

1695 WEST 10th Ave. · Vancouver, BC V6J 2A2 · Fairview



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1 FOR SALE
FROM \$3,498,989

4 SOLD · 12 MO
\$650,000–\$3,100,000


12-MO SOLD TREND
212.1

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom 3 units 656 – 787 sf from \$438,000	2 Bedroom 5 units 965 – 1,219 sf from \$550,000	4 Bedroom 2 units 2,080 – 5,130 sf from \$1,289,000	6 Bedroom 2 units 2,736 – 3,862 sf from \$2,550,000	8 Bedroom 1 unit 3,708 – 3,708 sf from \$3,498,989
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For Sale in Sherwood Manor – 1695 10th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$3,498,989	8 / 5	3708 sf	\$944	1820 W 11TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$2,550,000	6 / 4ba	3862 sf	\$660	2025-12-10
\$1,289,000	4 / 2ba	2080 sf	\$620	2025-12-10
\$650,000	2 / 2ba	979 sf	\$664	2025-11-19
\$3,100,000	6 / 3ba	2736 sf	\$1,133	2025-09-24

Value & Financing

Price Positioning \$944 /sq ft Active listings here average \$944/sf vs \$1172/sf across Fairview. 19% below area average	Mortgage Snapshot \$16,758 /mo Entry price (from) \$3,498,989 20% down payment \$699,798 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1948	LEVELS 2	SUITES 18	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Shares In Co-operative	STRATA PLAN VAP1949	

Overview

Sherwood Manor at 1695 West 10th Avenue, Vancouver, BC V6J 5K9. Built in 1948 with 18 units over 2 levels. Located in Fairview area of Vancouver West, at the crossroads of West 10th Avenue

and Pine Street. Building features includes shared laundry, parking and storage.

An amazing South Granville location - walk to transit & shopping, Granville Market & Seawall.

Just steps to educational facilities, including The Bolton Academy of Spoken Arts, Canadian Tourism College, Century High School, WheelSmart Driving School, EvelineCharles Academy Vancouver, St John's International School and Lord Tennyson Elementary.

A short distance to Granville Park , Granville Loop Park, Delamont Park and Sutcliffe Park.

Nearby restaurants and grocery stores include Szechuan Chongqing Seafood Restaurant, Q Q Sushi, Sarpinos Pizzeria, Suika Japanese Restaurant, Maurya Indian Restaurant, Earls Restaurant, Death By Chocolate, Tim Hortons, Cactus Club Cafe, Lin Chinese Cuisine, Thai House Restaurant Ltd, Vij's Restaurant, CRU Restaurant, Nu Greek, Eleven Grocery, Summer In Greece Donair, Greens Organic and Natural Market, Island Market and Marketplace IGA.

Plenty of entertainment and great nightlife are just steps waiting from this magnificent location and steps to public transit bus routes.

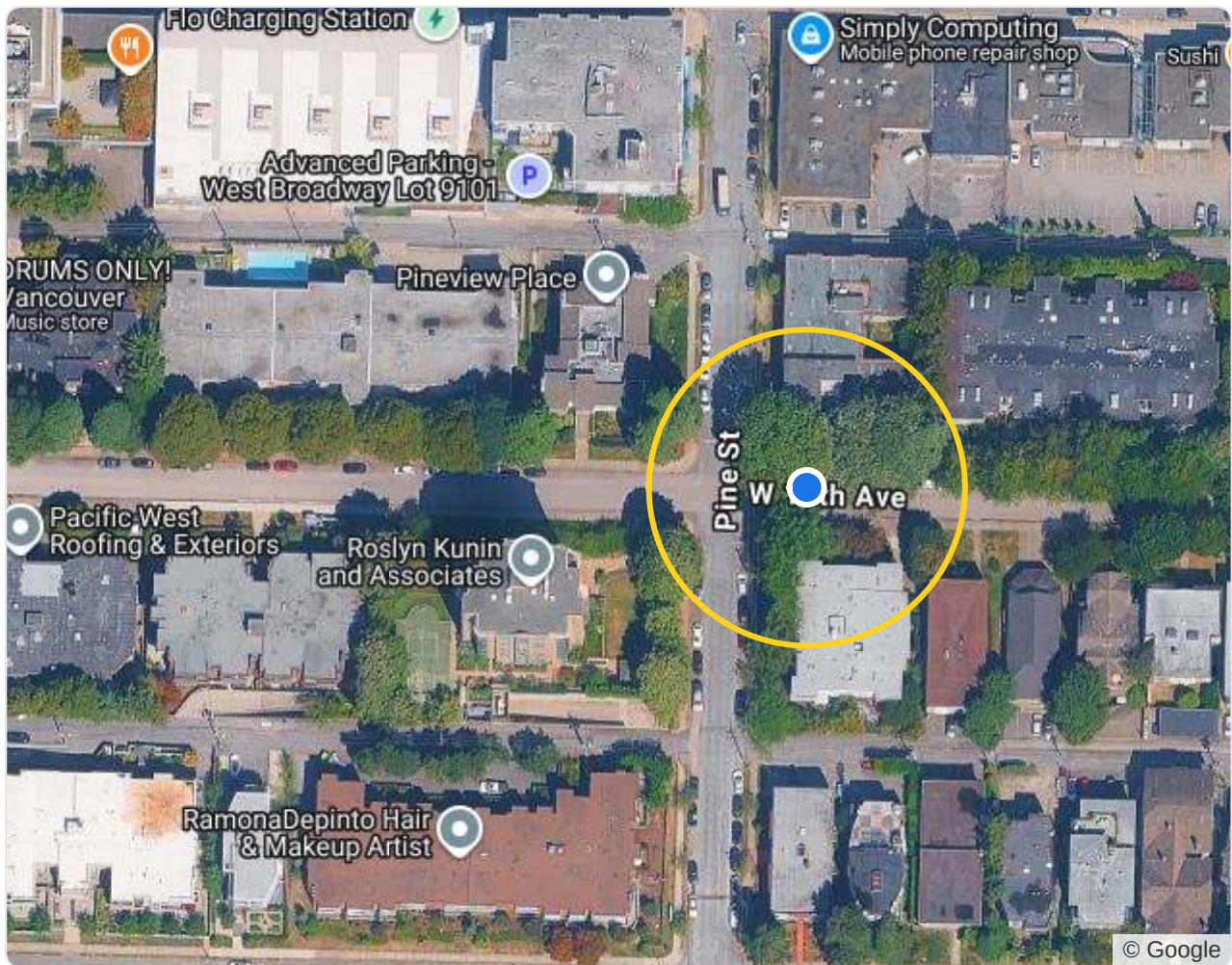
Amenities & Features

- ✓ Shared Laundry

Maintenance Fees Include

- | | |
|-------------|--------------|
| ✓ Caretaker | ✓ Heat |
| ✓ Hot Water | ✓ Management |
| ✓ Taxes | |

Location



Neighbourhood & Walkability — Fairview

Fairview is a neighbourhood on the west side of the city of Vancouver, British Columbia, Canada. It runs from 16th Avenue in the south, to Burrard Street in the west, to Cambie Street in the east, and to False Creek in the north. Central Broadway is an important commercial and employment centre focused around Vancouver General Hospital and other health-related institutions, including the BC Cancer Agency, BC Cancer Research Centre, BC Healthy Living Alliance, and the BC Centr...

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



Les Twarog

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