

BUILDING BROCHURE

ELLIS

2095 WEST 44th Ave. · Vancouver, BC V6M 2G1 · Kerrisdale



Scan to view online



1 FOR SALE
FROM \$1,280,000

Unit Mix

2 Bedroom

2 units

1,022 – 1,023 sf

from \$1,280,000

For Sale in Ellis & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,280,000	2 / 2	1022 sf	\$1,252	203 2095 W 44TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,385,000	2 / 2ba	1023 sf	\$1,354	2024-05-06

Value & Financing

Price Positioning

\$1252 /sq ft

Active listings here average **\$1252/sf** vs **\$1155/sf** across Kerrisdale.

8% above area average

Mortgage Snapshot

\$6,130 /mo

Entry price (from)	\$1,280,000
20% down payment	\$256,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2015	LEVELS 3	SUITES 10	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold	STRATA PLAN EPS3267	DEVELOPER Pantheon Developments
ARCHITECT Wensley Architecture Ltd.		MANAGEMENT Macdonald Commercial	

Overview

Ellis - 2095 West 44th Avenue, Vancouver, BC V6M 2G1, Canada. Crossroads are East Boulevard and Cypress Street. Has 10 units. Status is preconstruction. Nearby parks include Kerrisdale Centennial Park, Kerrisdale Park and Elm Park. Nearby schools include Kerrisdale Montessori Preschool, Maple Grove Elementary, Magee Secondary, Point Grey Secondary, Quilchena Elementary, Shaughnessy Point Grey Out of School Child, A-1 Montessori Learning Centre, Vancouver College, Sir William Osler Elementary and Kerrisdale Elementary School. The closest grocery stores are Happy Farm Market, Dollar Max and Produce On Kerrisdale. The Nearby coffee shops include Stock Up Cafe and Catering, Vivo! Gelato and My Cup Coffee & Tea. There are 46 restaurants within a 15 minute walk including Bbt Cafe, Kerrisdale Kitchen and Pj's Pizza Ltd.

Tasteful contemporary architecture expressed in beautiful, solid lines and solid concrete construction. An intimate, mixed development of just 10 spacious homes, all with generous balconies or patios equipped with gas bibs. Individual heat pumps provide air conditioning and heating, with an inner courtyard designed to increase natural light and provide exceptional air circulation. Developed by Pantheon Developments Ltd. Architecture by Wensley Architecture Ltd. Interior design by Portico Design Group.

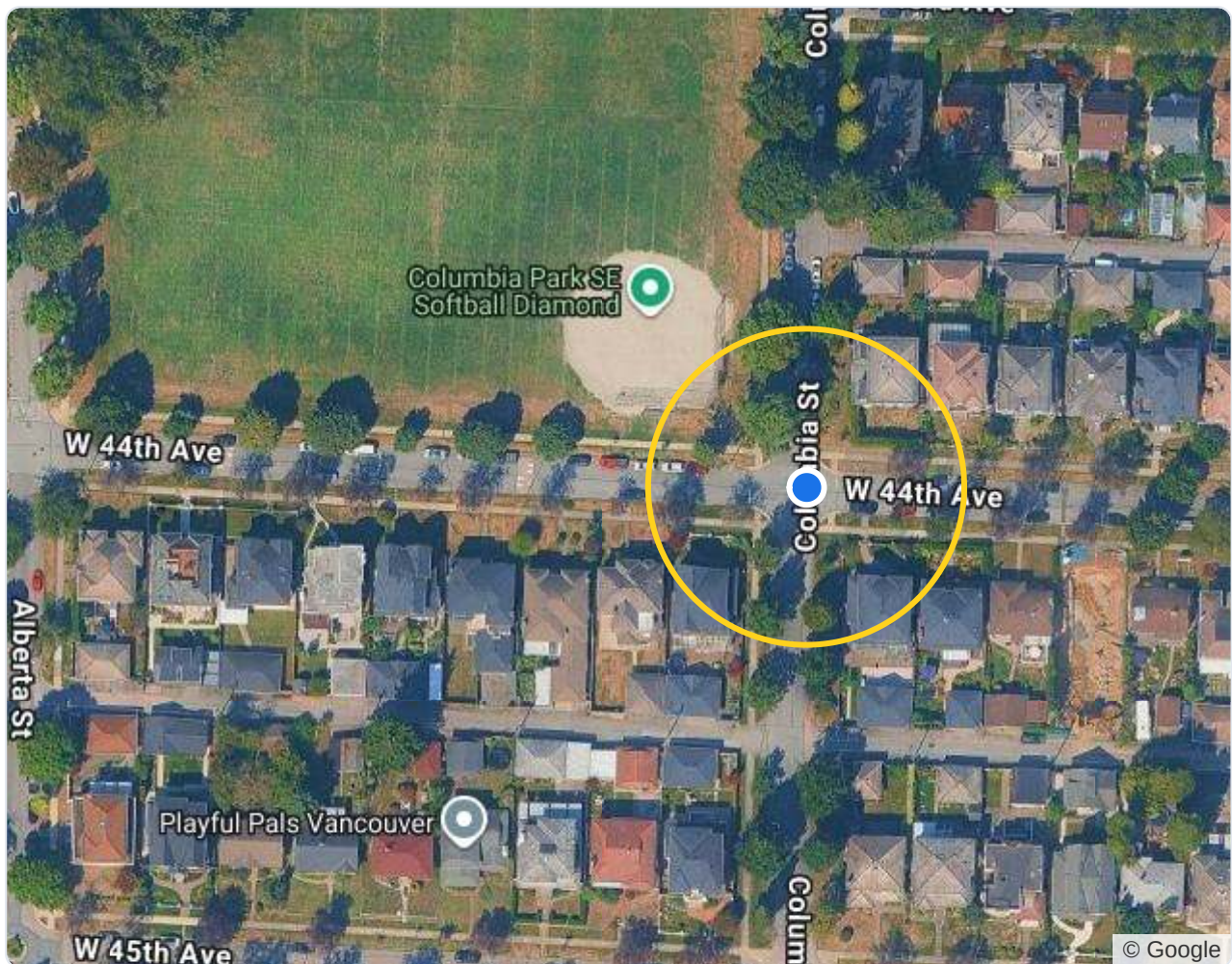
Amenities & Features

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

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gas
- ✓ Management
- ✓ Snow Removal

Location



Neighbourhood & Walkability — Kerrisdale

Kerrisdale is a neighbourhood located in Vancouver's west side. It features a mix of newer houses and older bungalows as well as various low and mid-rise rental and condo apartment buildings in its northern section. The neighbourhood is an ethnic mix of Caucasian and Asian Canadians. It features a shopping district running generally along West 41st Avenue between Larch and Maple Streets and West Boulevard between 37th and 47th Avenues. Although the city officially defines Ker...

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



Les Twarog

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