

BUILDING BROCHURE

CHLOÉ

2096 WEST 47th Ave. · Vancouver, BC V6M 3V7 · Kerrisdale







1 FOR SALE
FROM \$2,890,000

12-MO SOLD TREND
52.4

Unit Mix

4 Bedroom

1 unit
2,286 – 2,286 sf
from \$2,618,000

5 Bedroom

2 units
2,460 – 2,822 sf
from \$2,890,000

For Sale in Chloé & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$2,890,000	5 / 5	2460 sf	\$1,175	6388 LABURNUM STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$3,990,000	5 / 5ba	2822 sf	\$1,414	2022-08-30
\$2,618,000	4 / 2ba	2286 sf	\$1,145	2021-05-30

Value & Financing

Price Positioning

\$1175 /sq ft

Active listings here average \$1175/sf vs \$1182/sf across Kerrisdale.

In line with the area

Mortgage Snapshot

\$13,841 /mo

Entry price (from) **\$2,890,000**

20% down payment **\$578,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2023	LEVELS 4	SUITES 48	CONSTRUCTION Concrete
EXTERIOR Frame Wood	TITLE TO LAND Freehold Nonstrata	STRATA PLAN VAP3627	DEVELOPER Matchpoint Development

Overview

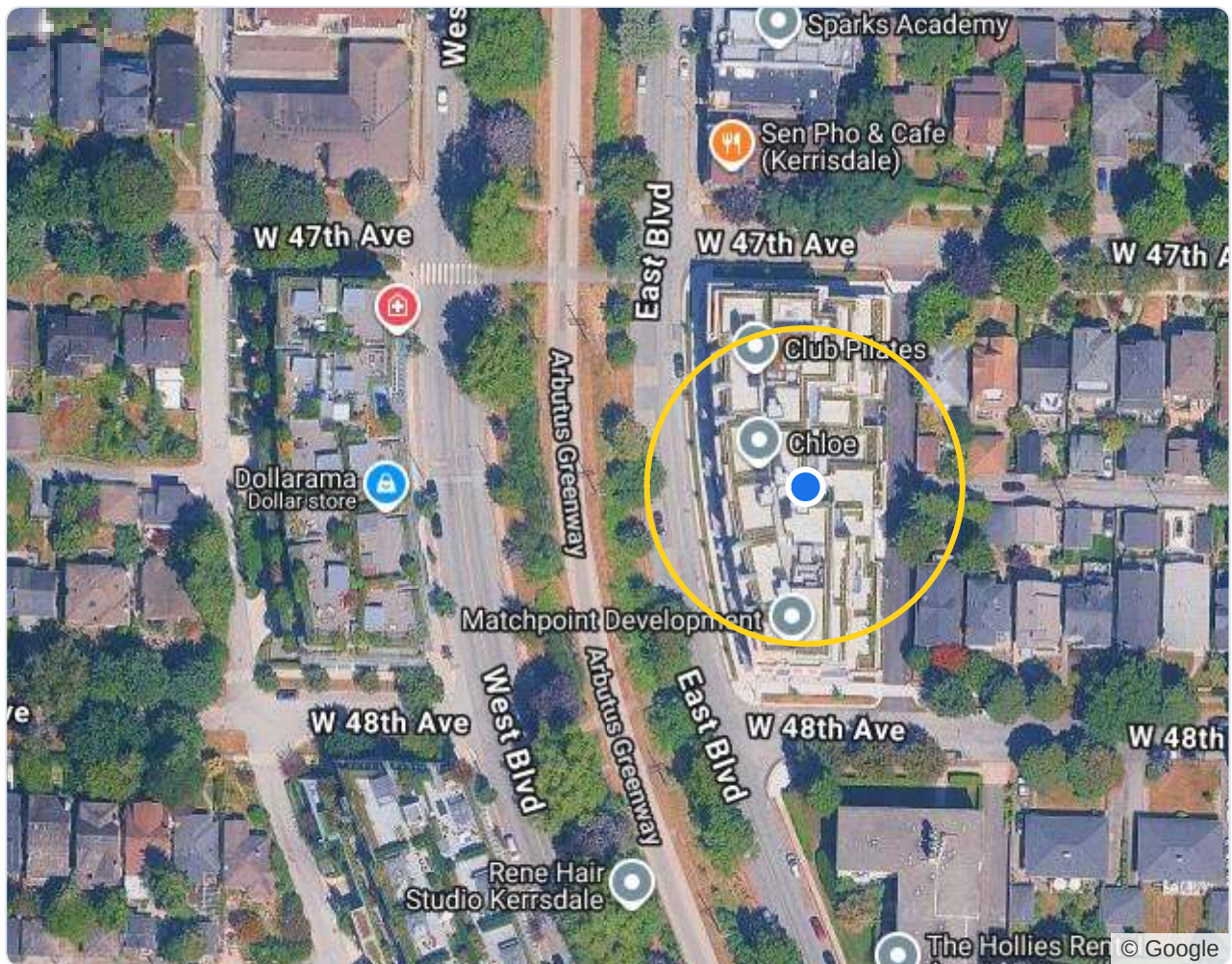
Chloe at Kerrisdale at 2096 West 47th Avenue, Vancouver, BC V6M 3V7 Canada. Crossroads are East Blvd and West 47th Avenue. This condo development by Matchpoint Development. The development is scheduled for completion in 2023. Inspired to present classical architecture and living spaces that reflect the natural beauty, heritage, and allure of the community. Chloes elegant homes are like Kerrisdale itself: luxurious, inviting, and joyously livable.

The historic village of Kerrisdale, well situated centrally on Vancouvers West Side, has long been recognized as one of Canadas most charming communities. An easy 20 minutes from downtown Vancouver or a quick drive to Richmond and Vancouver International Airport, Kerrisdale offers prestigious living, great shopping, coffee shops and restaurants, and convenient access to the Arbutus Greenway. With leafy streets and friendly people, Kerrisdale offers Vancouver life at its best.

Amenities & Features

✓ In Suite Laundry

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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