

BUILDING BROCHURE

LUZON

2108 WEST 12th Ave. · Vancouver, BC V6J 0E6 · Kitsilano



Scan to view online



1 FOR SALE
FROM \$799,900

2 SOLD · 12 MO
\$1,075,000–\$1,200,000

12-MO SOLD TREND
6.1

Unit Mix

1 Bedroom

2 units
847 – 854 sf
from \$835,000

2 Bedroom

3 units
1,095 – 1,135 sf
from \$1,072,500

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,075,000	2 / 2ba	1135 sf	\$947	2026-06-27
\$1,200,000	2 / 2ba	1103 sf	\$1,088	2026-06-09
\$835,000	1 / 1ba	847 sf	\$986	2025-02-10
\$850,000	1 / 1ba	854 sf	\$995	2021-03-02

YEAR BUILT 2009	LEVELS 3	SUITES 10	CONSTRUCTION Frame - Wood
EXTERIOR Glass	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3272	DEVELOPER Wertman Development Corp.
ARCHITECT Gomberoff Bell Lyon Architects Group Inc		MANAGEMENT R Jang & Associates Ltd	

Overview

Luzon - 2108 West 12th Avenue, Vancouver, BC VV6J 0E6, Canada. Strata Plan BCS3272. Located in Kitsilano area of Vancouver West, near the crossroads of West 12th Avenue and Arbutus Street. Luzon offers 10 units over 3 levels and was built in 2009. Building features include in-suite laundry and parking.

Luzon is centrally located in the heart of Arbutus Walk in Kitsilano. Close to stop bus area. Minutes to South Granville, local restaurants and downtown.

A short walk to St. John's School, Bodwell College, Madrona School, School Board Vancouver, Elite & Prime Education Canada, Fraser Academy, St. Augustine's, Lord Tennyson Out-Of-School Care Society and St John's International School.

Close to Rosemary Brown Park, Connaught Park, Delamont Park and Granville Park.

Groceries are located a few blocks away, to the north and south. Fine, and casual, dining is a stroll away. The shops of West Fourth and South Granville are to the north and east.

Kits Beach is down the hill, to the north. Connaught Park, one of the city's premier athletic fields, and the Kitsilano Community Centre are down the hill and to the west. A bowling alley, too, is a couple of blocks away, to the south.

Amenities & Features

- | | |
|-------------|------------|
| ✓ Bike Room | ✓ Elevator |
|-------------|------------|

Maintenance Fees Include

- | | |
|------------------|-------|
| ✓ Garbage Pickup | ✓ Gas |
| ✓ Management | |

Location



Neighbourhood & Walkability — Kitsilano

Kitsilano is one of Vancouver's most popular neighbourhoods. The first people living in the area were the Squamish people and the neighbourhood's name is derived from a Squamish chief, August Jack Khatsahlano. Kitsilano is a laid-back residential area known for the huge saltwater Kitsilano Pool and mountain views from Kitsilano Beach. Stores selling yoga wear, outdoor gear and fashionable clothes line West 4th Avenue, the main drag, and dining options range from waterside sea...

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



Les Twarog

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