

BUILDING BROCHURE

BOULEVARD PLACE

2110 WEST 46th Ave. · Vancouver, BC V6M 2L1 · Kerrisdale



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YEAR BUILT 1982	LEVELS 3	SUITES 9	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN VAS1150	MANAGEMENT Confidential

Overview

Boulevard Place - 2110 West 46th Avenue, Vancouver, BC V6M 2L1, VAS1150 - Located on West 46th Avenue and West Boulevard in the desirable Kerrisdale subarea of Vancouver West, close to Kerrisdale Arena, Library and Kerrisdale Community Centre, minutes to UBC. The notable landmarks around Boulevard Place are Kerrisdale Centennial Park, Elm Park, Maple Grove Park, Vandusen Botanical Garden, McCleery Golf Course and Marine Drive Golf Course. Direct access to West Boulevard and other major routes allows for an easy commute to surrounding destinations including Downtown, Richmond and Burnaby.

Boulevard Place is close to Magee Secondary School, Maple Grove Elementary School, Bumblebee Pre-School Society and Montessori Kerrisdale School. Some excellent restaurants in the area include George's Pizza & Steakhouse, Kerrisdale Kitchen, Shota Sushi, Benton Brothers Fine Cheese and many others.

Boulevard Place is a three level complex built in 1982. It consists of 9 units featuring bright living room, lots of windows, vaulted ceiling and skylights for top floor units, gas fireplace, open-plan kitchen, walk-in closet, in-suite laundry and in-suite storage, private deck or garden patio for ground floor units. The suites are incredibly spacious and can accommodate full-size furniture. Complex amenities include elevator, large storage locker and two secured underground parking spaces. Maintenance fees include garbage pickup, gardening, gas and management. Don't miss your opportunity to own this amazing home.

Amenities & Features

- ✓ Elevator
- ✓ Storage
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Gardening
- ✓ Management

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...

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