

BUILDING BROCHURE

ARBUTUS VILLAGE - 2140 BRIAR BUILDING

2140 Briar Ave. · Vancouver, BC V6L 3E3 · Quilchena



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2 FOR SALE
FROM \$1,048,000

12-MO SOLD TREND
41.9

Unit Mix

2 Bedroom

8 units

1,048 – 1,752 sf

from \$828,000

For Sale in Arbutus Village - 2140 Briar Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,528,000	2 / 2	1521 sf	\$1,005	102 2140 BRIAR AVENUE
\$1,048,000	2 / 2	1359 sf	\$771	206 2140 BRIAR AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,260,000	2 / 2ba	1724 sf	\$731	2023-09-29
\$1,240,000	2 / 2ba	1112 sf	\$1,115	2023-06-18
\$828,000	2 / 2ba	1048 sf	\$790	2023-04-16
\$1,390,000	2 / 2ba	1513 sf	\$919	2022-02-22

Value & Financing

Price Positioning

\$888 /sq ft

Active listings here average \$888/sf vs \$1183/sf across Quilchena.

25% below area average

Mortgage Snapshot

\$5,019 /mo

Entry price (from) **\$1,048,000**

20% down payment **\$209,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1980	LEVELS 5	SUITES 35	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN VAS778	MANAGEMENT Condex Property Management Ltd

Overview

The Briar at 2140 Briar Avenue, Vancouver, BC V6L 3E1 - VAS778. Crossroads are Arbutus Street and Parkway Drive. Built in 1980, Arbutus Villages is a low-rise building with 35 units over 5 levels. Complex features include elevator, in-suite laundry, indoor & outdoor Pool, recreation centre, storage and parking. Maintenance fees includes Garbage Pickup, Gardening, Hot Water, Management and Recreation Facility.

Tremendous convenient West side location & excellent complex, nearby Secondary School, Trafalgar Elementary and School Board Vancouver. A short walk to Arbutus Village Park, Trafalgar Park, Prince of Wales Park, Angus Park and Quilchena Park. Safeway Limited, Safeway and Gumballs & Bumblebees. Only minutes away to South Granville Laser & Skin Care Centre, Dr. David Wang, Broadway & Burrard Medical Clinic, Khatsahlano Medical Clinic and Granville Medical Clinic. Festival Cinemas Vancouver Ridge Theatre, Triton Films Inc, Festival Cinemas, Fifth Avenue Cinemas, Circle Productions.

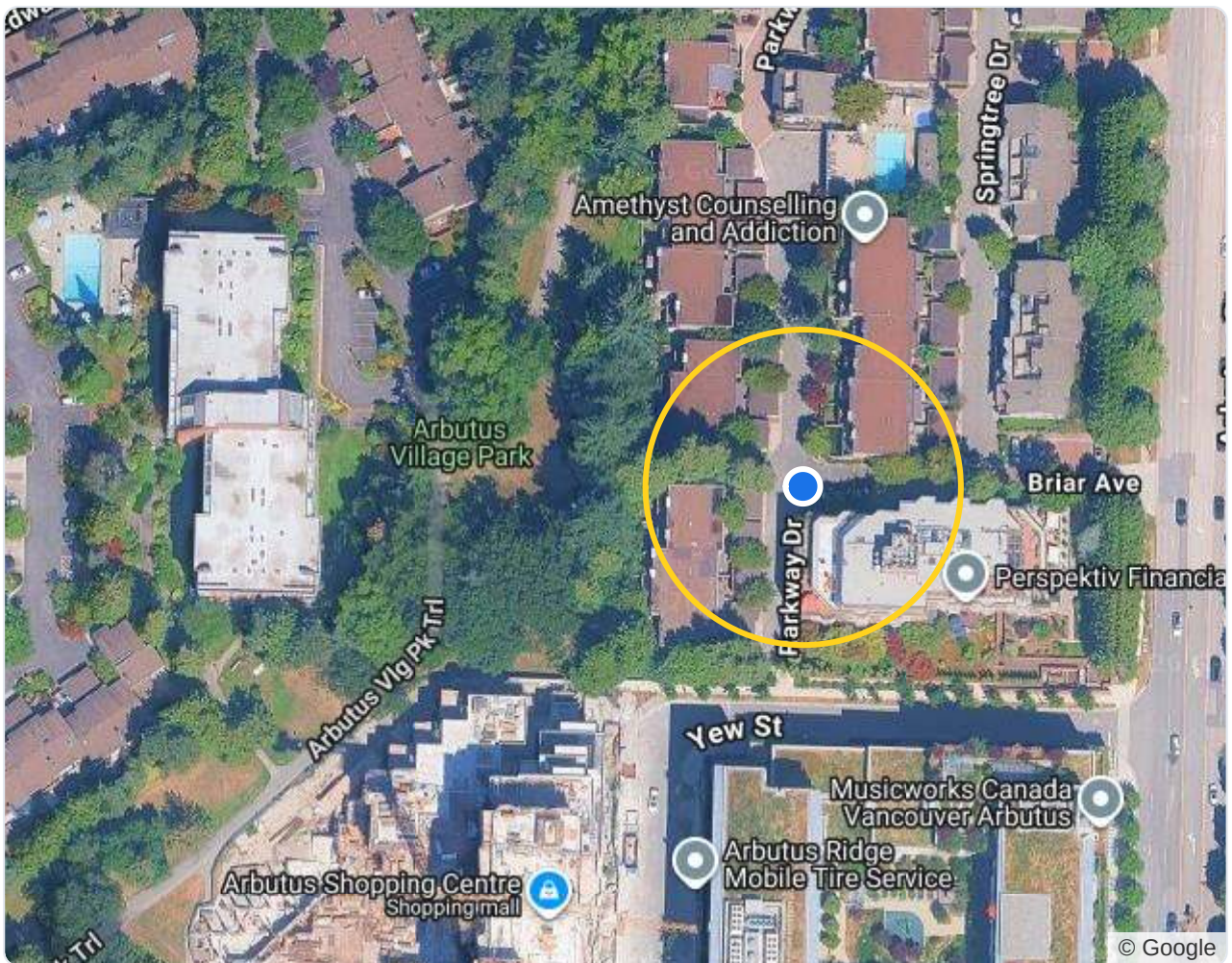
Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Pool; Indoor | ✓ Pool; Outdoor |
| ✓ Recreation Center | ✓ Storage |

Maintenance Fees Include

- | | |
|-----------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Neighbourhood & Walkability – Quilchena

Quilchena, which in first nations language translates to “flat place near the water,” has a history that goes back to the 1960s. The Canadian Pacific Railway, which owned the land, historically leased it to the Quilchena Golf Course. In 1965, the lease expired and the Vancouver park board bought the eastern area of the golf course for the park. The western portion became Prince of Wales secondary school. source: vancouver.sun.com...

Full Walk Score® at walkscore.com.



Les Twarog

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