

BUILDING BROCHURE

ARBUTUS VILLAGE - 2163 MCMULLEN BUILDING

2163 McMullen Ave. · Vancouver, BC V6L 3B4 · Quilchena



Scan to view online



4 FOR SALE
FROM \$669,000

2 SOLD · 12 MO
\$652,500–\$965,000



BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom 11 units 788 – 958 sf from \$595,000	2 Bedroom 10 units 1,165 – 1,307 sf from \$800,000	3 Bedroom 3 units 2,146 – 2,344 sf from \$1,600,000	4 Bedroom 2 units 2,405 – 2,428 sf from \$1,807,000
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For Sale in Arbutus Village - 2163 McMullen Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$2,989,000	4 / 3	2428 sf	\$1,231	2159 MCMULLEN AVENUE
\$2,160,000	3 / 3	2300 sf	\$939	2143 MCMULLEN AVENUE
\$1,180,000	2 / 2	1307 sf	\$903	506 2101 MCMULLEN AVENUE
\$669,000	1 / 1	875 sf	\$765	211 2101 MCMULLEN AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$965,000	2 / 2ba	1247 sf	\$774	2026-08-12
\$652,500	1 / 1ba	875 sf	\$746	2026-03-04
\$651,405	1 / 1ba	943 sf	\$691	2025-07-22
\$905,000	2 / 2ba	1173 sf	\$772	2024-05-06

Value & Financing

Price Positioning

\$959 /sq ft

Active listings here average **\$959/sf** vs **\$1195/sf** across Quilchena.

20% below area average

Mortgage Snapshot

\$3,204 /mo

Entry price (from)	\$669,000
20% down payment	\$133,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1973	LEVELS 6	SUITES 103	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN VAS146	

Overview

Arbutus Village at 2163 McMullen Avenue, Vancouver, BC V6L 3B3 - VAS146. Crossroads are Valley Drive and McMullen Avenue. Built in 1974 with over 84 units over 6 levels. Complex building features include elevator, garden, shared laundry, pool; indoor, pool; outdoor, recreations centre, storage and parking. Maintenance fees includes Caretaker, Garbage Pickup, Gardening, Hot Water, Management and Recreation Facility.

Contemporary and completely renovated this is Arbutus Village redefined. Centrally located nearby Prince of Wales Secondary School, Trafalgar Elementary, School Board Vancouver, Purdy's Chocolates, A & W Restaurants, Sapporo Sushi, Esso, McDonald's Restaurants, Canada Safeway Limited, Safeway and Gumballs & Bumblebees. A short walk away to Arbutus Village Park, Trafalgar Park, Prince of Wales Park, Angus Park, Quilchena Park, Active Life Acupuncture and Health, South Granville Laser & Skin Care Centre, Dr. David Wang, Broadway & Burrard Medical Clinic, Khatsahlano Medical Clinic and Granville Medical Clinic. A entertainment drive to Festival Cinemas Vancouver Ridge Theatre, Triton Films Inc, Festival Cinemas, Fifth Avenue Cinemas, Circle Productions. Only a few blocks away and steps to shopping and transportation really is the best choice to live in a comfortable and natural environment.

Additional addresses: 2101 MCMULLEN, 2127 MCMULLEN, 2131 MCMULLEN, 2135 MCMULLEN, 2139 MCMULLEN, 2143 MCMULLEN, 2147 MCMULLEN, 2151 MCMULLEN, 2155 MCMULLEN, 2159 MCMULLEN, 2167 MCMULLEN, 2171 MCMULLEN, 2175 MCMULLEN, 2179 MCMULLEN, 2183 MCMULLEN, 2187 MCMULLEN, 2191 MCMULLEN, 2195 MCMULLEN, 2199 MCMULLEN

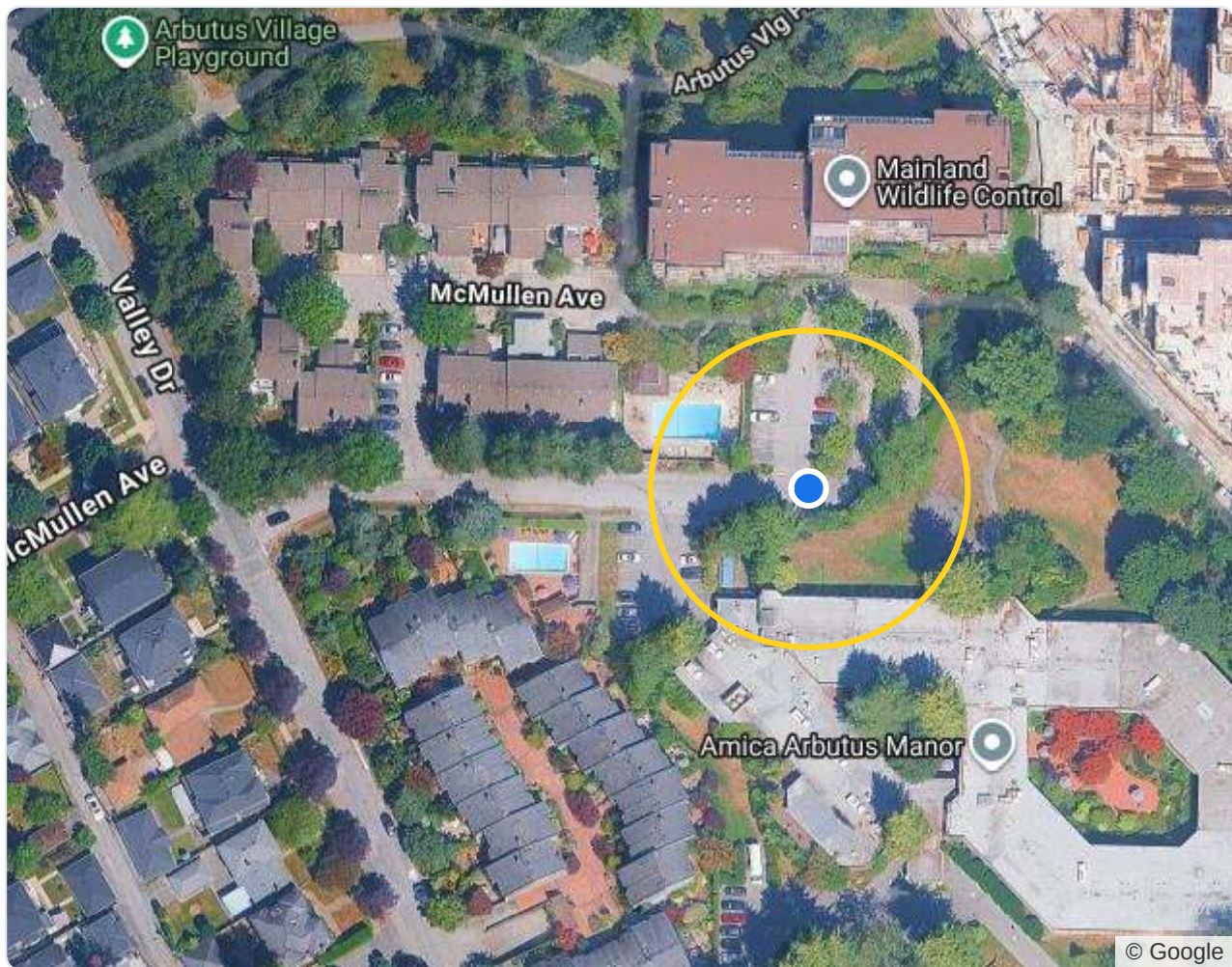
Amenities & Features

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

Maintenance Fees Include

- | | |
|--------------|-----------------------|
| ✓ Caretaker | ✓ 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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