

BUILDING BROCHURE

# ARBUTUS VILLAGE - 2183 MCMULLEN BUILDING

2183 McMullen Ave. · Vancouver, BC V6L 3B4 · Quilchena



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**4** FOR SALE  
FROM \$669,000

**2** SOLD · 12 MO  
\$652,500–\$965,000

  
12-MO SOLD TREND  
8.7

**BC** Condos & Homes Team  
604-671-7000 | [www.VancouverFloorPlans.com](http://www.VancouverFloorPlans.com)



# Unit Mix

|                                                                       |                                                                           |                                                                            |                                                                            |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <b>1 Bedroom</b><br>11 units<br>788 – 958 sf<br><b>from \$595,000</b> | <b>2 Bedroom</b><br>10 units<br>1,165 – 1,307 sf<br><b>from \$800,000</b> | <b>3 Bedroom</b><br>3 units<br>2,146 – 2,344 sf<br><b>from \$1,600,000</b> | <b>4 Bedroom</b><br>2 units<br>2,405 – 2,428 sf<br><b>from \$1,807,000</b> |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------|

## For Sale in Arbutus Village - 2183 Mcmullen Building & Complex

4 currently active

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

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$965,000</b> | 2 / 2ba | 1247 sf | \$774 | 2026-08-12 |
| <b>\$652,500</b> | 1 / 1ba | 875 sf  | \$746 | 2026-03-04 |
| <b>\$651,405</b> | 1 / 1ba | 943 sf  | \$691 | 2025-07-22 |
| <b>\$905,000</b> | 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)  | <b>\$669,000</b>     |
| 20% down payment    | <b>\$133,800</b>     |
| Rate / amortization | <b>5.24% · 25 yr</b> |

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

|                                    |                                                |                                     |                                        |
|------------------------------------|------------------------------------------------|-------------------------------------|----------------------------------------|
| <b>YEAR BUILT</b><br><b>1973</b>   | <b>LEVELS</b><br><b>6</b>                      | <b>SUITES</b><br><b>103</b>         | <b>CONSTRUCTION</b><br><b>Concrete</b> |
| <b>EXTERIOR</b><br><b>Concrete</b> | <b>TITLE TO LAND</b><br><b>Freehold Strata</b> | <b>STRATA PLAN</b><br><b>VAS146</b> |                                        |

## Overview

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Arbutus Village at 2183 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, 2163 MCMULLEN, 2167 MCMULLEN, 2171 MCMULLEN, 2175 MCMULLEN, 2179 MCMULLEN, 2187 MCMULLEN, 2191 MCMULLEN, 2195 MCMULLEN, 2199 MCMULLEN

## Amenities & Features

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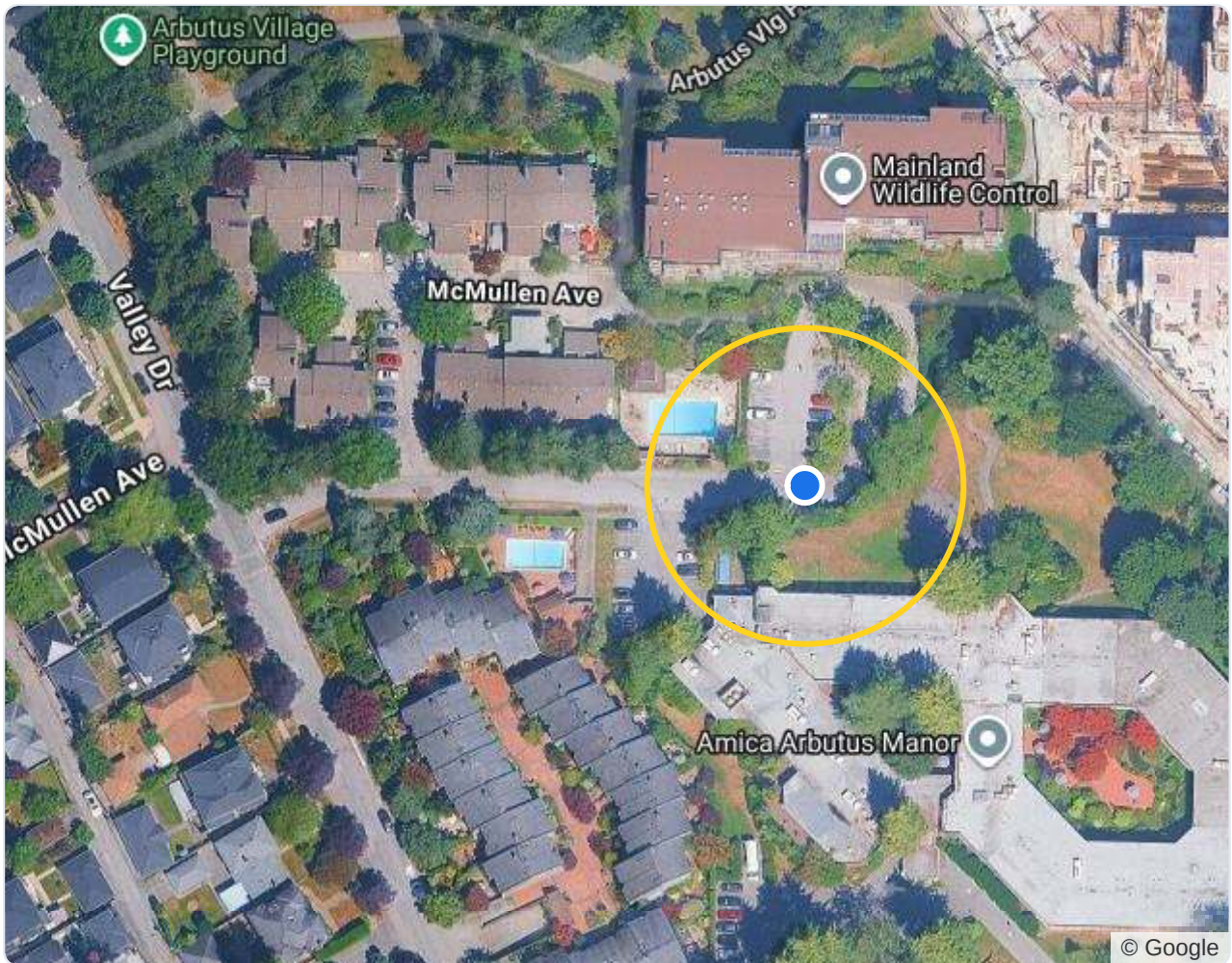
- |                  |                     |
|------------------|---------------------|
| ✓ Elevator       | ✓ Pool; Indoor      |
| ✓ Pool; Outdoor  | ✓ Recreation Center |
| ✓ Shared Laundry | ✓ Storage           |

## Maintenance Fees Include

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- |              |                       |
|--------------|-----------------------|
| ✓ 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](http://vancouver.sun.com)...

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



**Les Twarog**

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