

BUILDING BROCHURE

ARBUTUS VILLAGE - 2234 MCBAIN BUILDING

2234 McBain Ave. · Vancouver, BC V6L 3B1 · Quilchena



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YEAR BUILT 1975	LEVELS 3	SUITES 76	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN VAS120	MANAGEMENT Condex Property Management Ltd

Overview

Arbutus Village at 2234 McBain Avenue, Vancouver, BC V6L 3B1 - VAS120. Crossroads are Valley Drive and West King Edward Avenue. Built in 1975 with 76 units over 3 levels. Complex features include elevator, bike room, garden, shared laundry, wheelchair access, indoor & outdoor pool, recreation centre and storage. Maintenance fees includes Gardening, Hot Water, Management and Recreation Facility.

Great transit links & within walking distance to Arbutus Prince of Wales Secondary School, Trafalgar Elementary, Safeway Limited and Gumballs & Bumblebees. A short walk to Arbutus Village Park, Trafalgar Park, Prince of Wales Park, Angus Park and Quilchena Park. Minutes away to Sapporo Sushi, La Buca Restaurant, Esso, McDonald's Restaurants and Ridge Gardens Restaurant, South Granville Laser & Skin Care Centre, Dr. David Wang, Khatsahlano Medical Clinic, Broadway & Burrard Medical Clinic, Granville Medical Clinic, Festival Cinemas Vancouver Ridge Theatre, Triton Films Inc, Festival Cinemas and Fifth Avenue Cinemas. Really is the best choice to live in a comfortable and natural environment and extra large secured underground parking spot. You will love the resort lifestyle.

Additional address: 2202 MCBAIN, 2206 MCBAIN, 2210 MCBAIN, 2214 MCBAIN, 2218 MCBAIN, 2222 MCBAIN, 2226 MCBAIN, 2230 MCBAIN, 2237 MCBAIN, 2238 MCBAIN, 2241 MCBAIN, 2242 MCBAIN, 2245 MCBAIN, 2249 MCBAIN, 2253 MCBAIN, 2257 MCBAIN, 2261 MCBAIN, 2265 MCBAIN, 2269 MCBAIN, 2272 MCBAIN, 2273 MCBAIN, 2276 MCBAIN, 2277 MCBAIN, 2280 MCBAIN, 2281 MCBAIN, 2284 MCBAIN, 2285 MCBAIN, 2288 MCBAIN, 2289 MCBAIN, 2292 MCBAIN, 2293 MCBAIN, 2296 MCBAIN, 2297 MCBAIN, 2298 MCBAIN

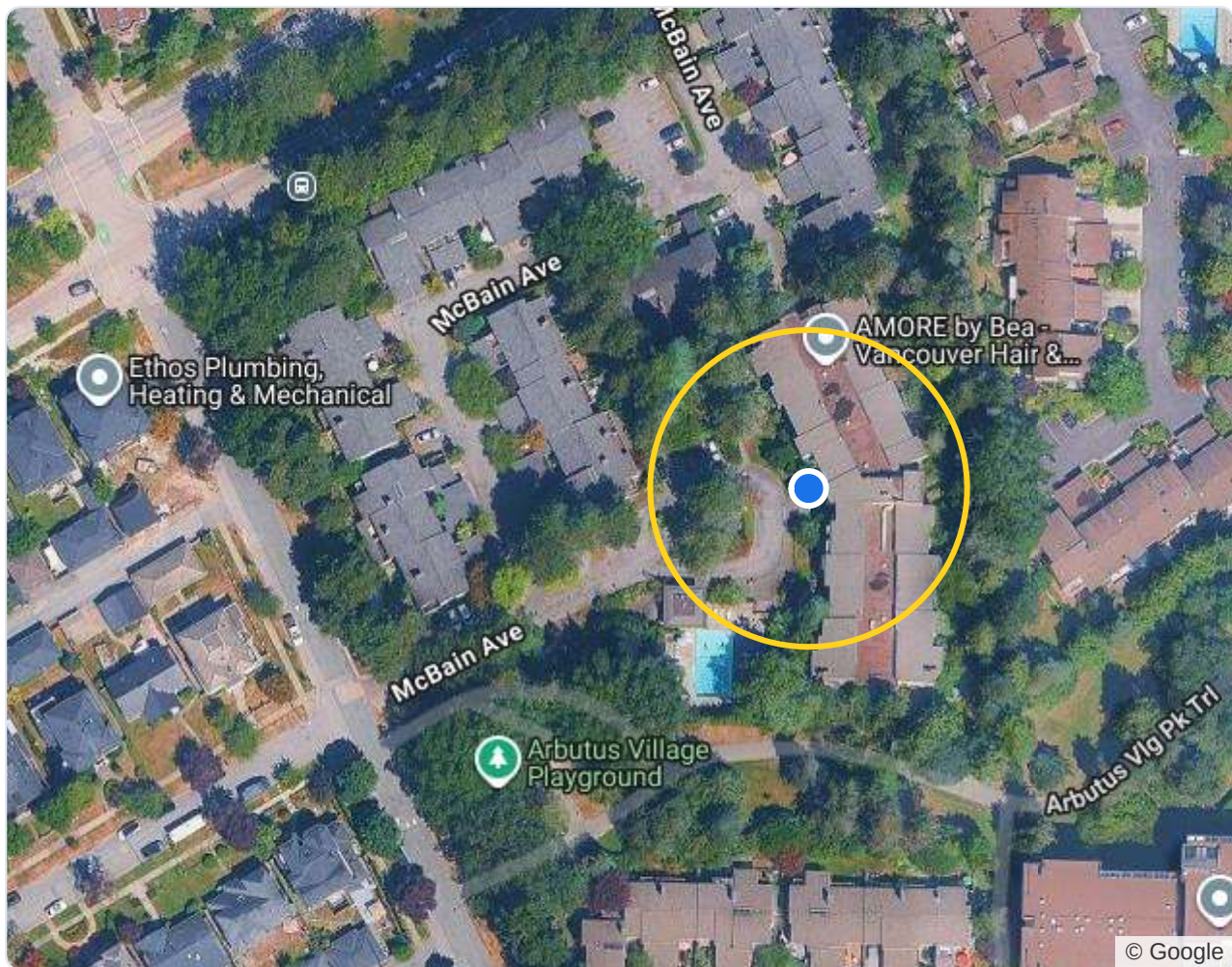
Amenities & Features

- | | |
|-------------------|------------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ Exercise Centre | ✓ Pool; Indoor |
| ✓ Pool; Outdoor | ✓ Shared Laundry |

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](https://www.walkscore.com).



Les Twarog

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