

BUILDING BROCHURE

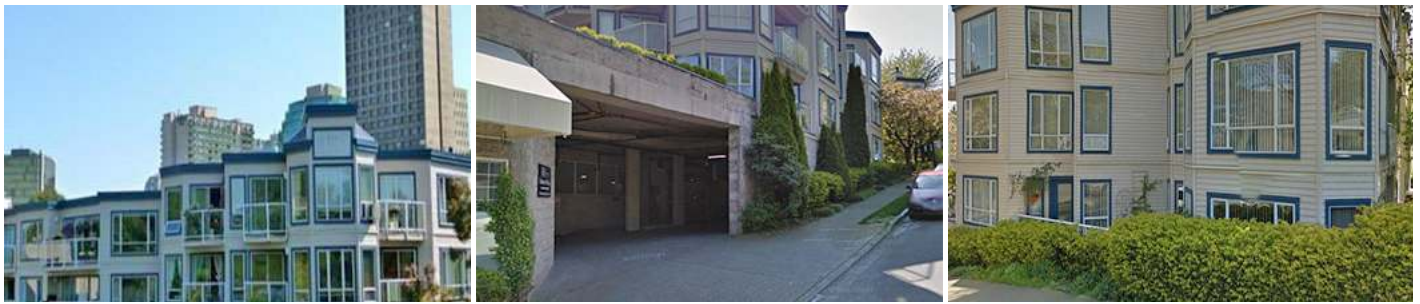
# PARKVIEW TERRACE - 2288 LAUREL BUILDING

2288 Laurel St. · Vancouver, BC V5Z 4K9 · Fairview



Scan to view online





**1** FOR SALE  
FROM \$829,900

12-MO SOLD TREND  
34.5

## Unit Mix

### 1 Bedroom

4 units  
596 – 731 sf  
**from \$603,750**

### 2 Bedroom

6 units  
887 – 988 sf  
**from \$735,000**

## For Sale in Parkview Terrace - 2288 Laurel Building & Complex

1 currently active

| ASKING           | BEDS / BATHS | SIZE   | \$/SF | UNIT / ADDRESS       |
|------------------|--------------|--------|-------|----------------------|
| <b>\$829,900</b> | 2 / 1        | 887 sf | \$936 | 111 889 W 7TH AVENUE |

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE   | \$/SF   | DATE       |
|------------------|---------|--------|---------|------------|
| <b>\$900,100</b> | 2 / 1ba | 900 sf | \$1,000 | 2025-04-28 |
| <b>\$840,000</b> | 2 / 1ba | 974 sf | \$862   | 2024-11-10 |
| <b>\$945,000</b> | 2 / 1ba | 988 sf | \$956   | 2024-05-08 |
| <b>\$940,000</b> | 2 / 1ba | 909 sf | \$1,034 | 2023-08-24 |

## Value & Financing

### Price Positioning

**\$936** /sq ft

Active listings here average **\$936/sf** vs **\$1140/sf** across Fairview.

**18% below area average**

### Mortgage Snapshot

**\$3,975** /mo

|                     |                      |
|---------------------|----------------------|
| Entry price (from)  | <b>\$829,900</b>     |
| 20% down payment    | <b>\$165,980</b>     |
| Rate / amortization | <b>5.24% · 25 yr</b> |

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

|                           |                                         |                     |                                     |
|---------------------------|-----------------------------------------|---------------------|-------------------------------------|
| YEAR BUILT<br><b>1989</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>35</b> | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Vinyl</b>  | TITLE TO LAND<br><b>Freehold Strata</b> |                     | STRATA PLAN<br><b>VAS2327</b>       |

## Overview

2288 Laurel St, Vancouver, BC V5Z 4K9, Canada, Strata Plan Number VAS2327, 3 levels, 35 units in strata, built in 1989. Maintenance fees include garbage pickup, gardening, hot water and management. This location is in the Fairview neighborhood in Vancouver. Crossroads are Laurel Street and Wes 7th Avenue.

Nearby childcare services include False Creek Preschool, Family Montessori Preschool, L'Ile Aux Oiseux Preschool and Echelon Preschool. Closest park include Charleson Park, Willow Park and Choklit Park. Nearby Grocery Stores are Save On Foods, A & L Market and Am Pm Grocery Store. Nearby schools include Saint Patrick's, Sir Charles Tupper, King George and Carson Graham Secondary.

## Amenities & Features

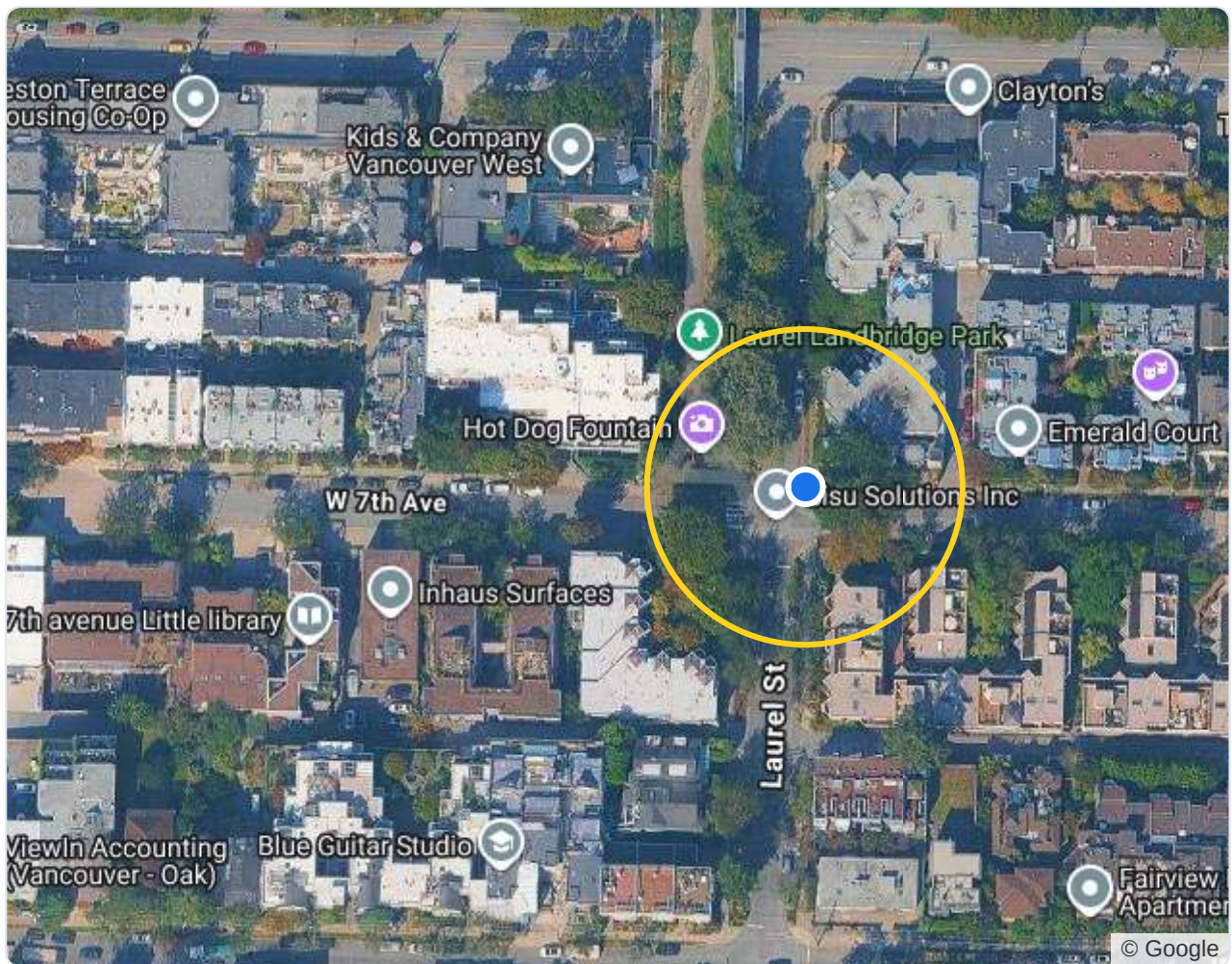
✓ None

## Maintenance Fees Include

✓ Garbage Pickup  
✓ Hot Water

✓ Gardening  
✓ Management

## Location



## Neighbourhood & Walkability — Fairview

Fairview is a neighbourhood on the west side of the city of Vancouver, British Columbia, Canada. It runs from 16th Avenue in the south, to Burrard Street in the west, to Cambie Street in the east, and to False Creek in the north. Central Broadway is an important commercial and employment centre focused around Vancouver General Hospital and other health-related institutions, including the BC Cancer Agency, BC Cancer Research Centre, BC Healthy Living Alliance, and the BC Centr...

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



### Les Twarog

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