

BUILDING BROCHURE

THE VINE – 2288 BROADWAY BUILDING

2288 WEST Broadway Other · Vancouver, BC V6K 0B3 · Kitsilano



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3 FOR SALE
FROM \$624,900

6 SOLD · 12 MO
\$530,000–\$990,000

12-MO SOLD TREND
-67.2

Unit Mix

Studio

2 units
415 – 496 sf
from \$530,000

1 Bedroom

15 units
554 – 716 sf
from \$600,000

2 Bedroom

16 units
780 – 1,157 sf
from \$855,000

For Sale in The Vine - 2288 Broadway Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,118,000	2 / 2	902 sf	\$1,239	331 2288 W BROADWAY
\$699,000	1 / 1	664 sf	\$1,053	608 2228 W BROADWAY
\$624,900	1 / 1	586 sf	\$1,066	710 2228 W BROADWAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$530,000	— / 1ba	496 sf	\$1,069	2026-05-19
\$963,888	2 / 2ba	928 sf	\$1,039	2026-04-08
\$800,000	1 / 1ba	690 sf	\$1,159	2026-03-09
\$700,000	1 / 1ba	668 sf	\$1,048	2025-11-09

Value & Financing

Price Positioning

\$1120 /sq ft

Mortgage Snapshot

\$2,993 /mo

Active listings here average **\$1120/sf** vs **\$1209/sf** across Kitsilano.

7% below area average

Entry price (from) **\$624,900**
20% down payment **\$124,980**
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2008	LEVELS 8	SUITES 133	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2667	DEVELOPER McLean Courtenay Development Associates
MANAGEMENT First Service Residential			

Overview

The Vine at 2288 West Broadway, Vancouver, BC, V6K 2E3, strata plan BCS2667. The Vine was built in 2008. There are three buildings in the complex, this one, 2268 West Broadway and 2228 West Broadway. Maintenance fees include garbage pickup, gardening, hotwater, recreational facilities and management. The management company is Crosby. Some of the features include a children's play area, roof garden with BBQ, Hardwood flooring, over-height ceilings, secure underground parking, key-fob entry, granite countertops plus much more. Close to Connaught park, Safeway and Kitsilano Community Centre. South Granville Rise shopping centre a short drive away. Schools close by are St. John's School, St. Augustine's School and Kitsilano Secondary School. Crossroads are Broadway and Vine Street.

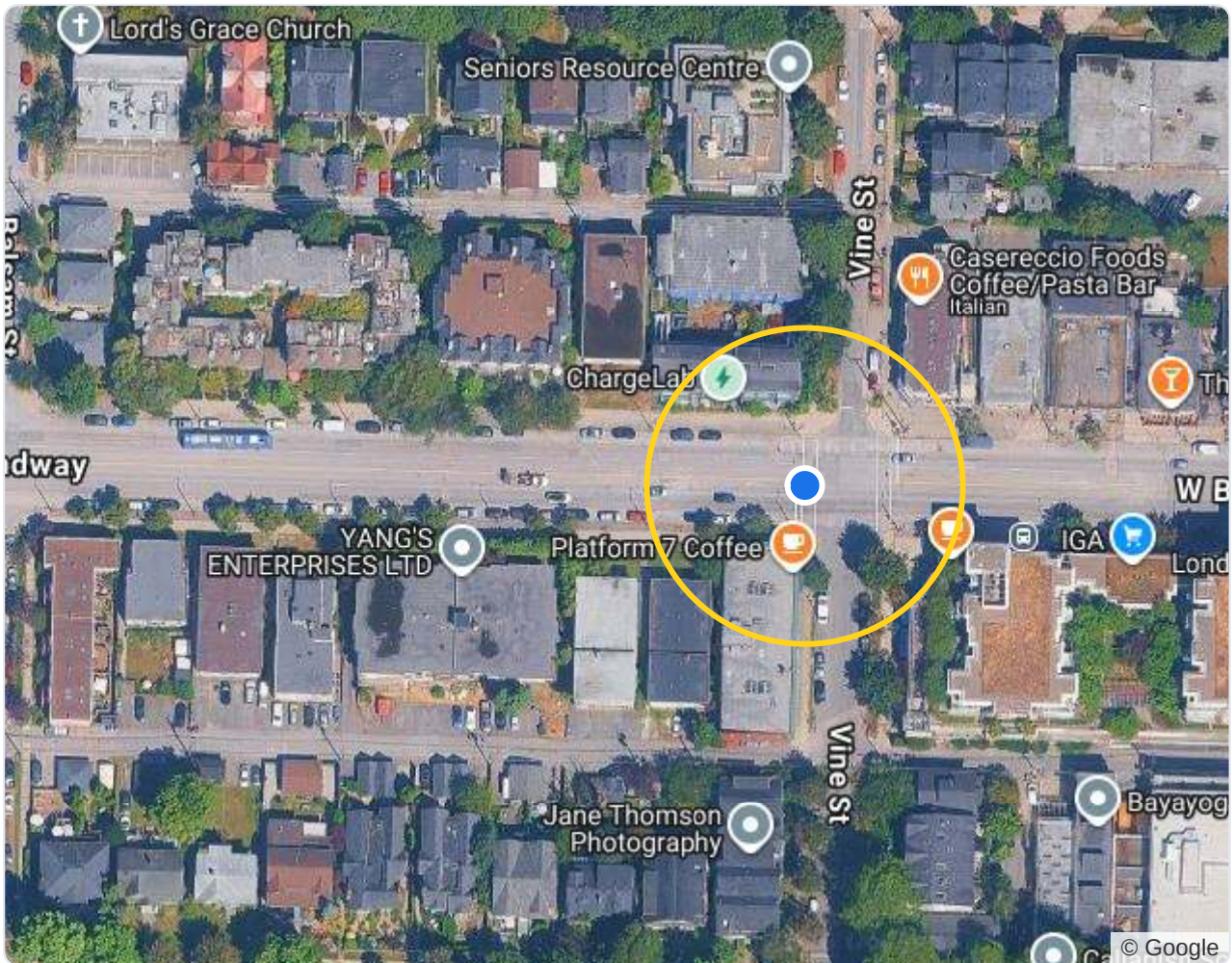
Amenities & Features

- ✓ Bike Room
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Elevator
- ✓ Garden

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Gardening
- ✓ Management

Location



Neighbourhood & Walkability — Kitsilano

Kitsilano is one of Vancouver's most popular neighbourhoods. The first people living in the area were the Squamish people and the neighbourhood's name is derived from a Squamish chief, August Jack Khatsahlano. Kitsilano is a laid-back residential area known for the huge saltwater Kitsilano Pool and mountain views from Kitsilano Beach. Stores selling yoga wear, outdoor gear and fashionable clothes line West 4th Avenue, the main drag, and dining options range from waterside sea...

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



Les Twarog

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