

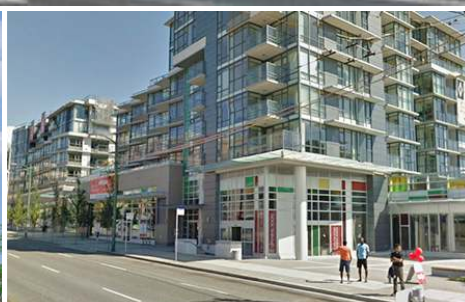
BUILDING BROCHURE

PINNACLE LIVING ON BROADWAY - 2507 MAPLE BUILDING

2507 Maple St. · Vancouver, BC V6J 1Z4 · Kitsilano



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2 FOR SALE
FROM \$979,000

2 SOLD · 12 MO
\$718,000-\$1,145,000



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



Unit Mix

1 Bedroom 17 units 619 – 715 sf from \$629,000	2 Bedroom 14 units 845 – 1,291 sf from \$965,000	3 Bedroom 1 unit 1,105 – 1,105 sf from \$1,145,000
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For Sale in Pinnacle Living On Broadway - 2507 Maple Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,328,000	2 / 2	1075 sf	\$1,235	865 2080 W BROADWAY
\$979,000	2 / 2	990 sf	\$989	662 2080 W BROADWAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,145,000	3 / 2ba	1105 sf	\$1,036	2026-06-29
\$718,000	1 / 1ba	652 sf	\$1,101	2026-05-13
\$772,000	1 / 1ba	701 sf	\$1,101	2025-07-19
\$835,000	1 / 1ba	715 sf	\$1,168	2025-07-19

Value & Financing

Price Positioning \$1112 /sq ft Active listings here average \$1112/sf vs \$1198/sf across Kitsilano. 7% below area average	Mortgage Snapshot \$4,689 /mo Entry price (from) \$979,000 20% down payment \$195,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2012	LEVELS 8	SUITES 134	CONSTRUCTION Concrete
EXTERIOR Glass	TITLE TO LAND Freehold Strata	STRATA PLAN EPS766	DEVELOPER Pinnacle International Group

Overview

Pinnacle Living On Broadway - 2507 Maple Street, Vancouver, BC V6J 0E1, Canada, Strata Plan Number EPS766, 8 levels, 134 units in the development, was built in 2012. Maintenance fees include Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management and Recreation Facility. The closest grocery stores are Semperviva City Yoga Studio, Greens Organic and Natural Market and Pranin Health Incorporated. Nearby schools include Fists of Mystery and Truth, Madrona School and St. Augustine's. Nearby parks include Delamont Park, Rosemary Brown Park and Connaught Park. Walking distance child care services include Montessori Day Care, Progressive Learning Centre and Lord Tennyson Out of School Care.

Amenities & Features

- | | |
|---------------------|---------------------|
| ✓ Air Cond./central | ✓ Club House |
| ✓ Garden | ✓ In Suite Laundry |
| ✓ Recreation Center | ✓ Wheelchair Access |

Maintenance Fees Include

- | | |
|--------------|-----------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Heat | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |

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).



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