

BUILDING BROCHURE

# THE WESTCHESTER

2560 West Mall · Vancouver, BC V6T 2J9 · University



Scan to view online



**1** FOR SALE  
FROM \$1,999,000

12-MO SOLD TREND  
-0.9

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



# Unit Mix

## 3 Bedroom

1 unit  
2,220 – 2,220 sf  
from \$1,999,000

## 4 Bedroom

5 units  
2,253 – 2,458 sf  
from \$2,080,000

# For Sale in The Westchester & Complex

1 currently active

| ASKING      | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS |
|-------------|--------------|---------|-------|----------------|
| \$1,999,000 | 3 / 4        | 2220 sf | \$900 | 2572 WEST MALL |

# Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF   | DATE       |
|-------------|---------|---------|---------|------------|
| \$2,280,000 | 4 / 4ba | 2253 sf | \$1,012 | 2024-06-23 |
| \$2,290,000 | 4 / 4ba | 2366 sf | \$968   | 2024-04-16 |
| \$2,080,000 | 4 / 4ba | 2339 sf | \$889   | 2023-08-26 |
| \$2,360,000 | 4 / 3ba | 2337 sf | \$1,010 | 2021-10-03 |

# Value & Financing

## Price Positioning

**\$900** /sq ft

Active listings here average \$900/sf vs \$1186/sf across University.

24% below area average

## Mortgage Snapshot

**\$9,574** /mo

Entry price (from) \$1,999,000

20% down payment \$399,800

Rate / amortization 5.24% · 25 yr

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

|                                          |                                              |                       |                                      |
|------------------------------------------|----------------------------------------------|-----------------------|--------------------------------------|
| YEAR BUILT<br>2005                       | LEVELS<br>2                                  | SUITES<br>28          | CONSTRUCTION<br>Frame - Wood         |
| EXTERIOR<br>Wood                         | TITLE TO LAND<br>Leasehold<br>Prepaid-strata | STRATA PLAN<br>BCS843 | DEVELOPER<br>Ledingham<br>Mcallister |
| ARCHITECT<br>Rositch Hemphill Architects |                                              | MANAGEMENT<br>Associa |                                      |

## Overview

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The Westchester - 2560 West Mall, The University of British Columbia, Vancouver, BC V6T 2J9, Canada. Strata plan number BCS843. Crossroads are Thunderbird Boulevard and Larkin Drive. A collection of 28, 2-storey + basement, townhomes in UBC's Hawthorn Place neighbourhood. Built in 2005. Each unit boasts quality finishings, with over 2200 square feet of living space, 2-car garage, and separate legal basement studio suite. Nearby parks include Baseball Fields For Little League and Bagley Park. Nearby schools include Childrens Village Dcc Van Mall, Peter S Ogden Elementary School and Vancouver Christian High School. The closest grocery stores are Anoush-Deli & International Food Market, Cajun's Choice Louisiana Foods and Alex's Filipino Store. Nearby coffee shops include Cupidone Coffee House, Starbucks and Cream & Sugar at ESD 112. Nearby restaurants include Spot Tavern, Daddy D's BBQ and Arby's. Developed by Ledingham McAllister. Architecture by Rositch Hemphill & Associates Architects. Maintenance fees includes Gardening, Garbage Pickup and Mangement.

Additional addresses: 6361 LARKIN DR, 6363 LARKIN DR, 6365 LARKIN DR, 6367 LARKIN DR, 6371 LARKIN DR, 6373 LARKIN DR, 6375 LARKIN DR, 6377 LARKIN DR, 6381 LARKIN DR, 6383 LARKIN DR, 6385 LARKIN DR, 6387 LARKIN DR, 2562 WEST MA, 2566 WEST MA, 2568 WEST MA, 2570 WEST MA, 2572 WEST MA, 2576 WEST MA, 2578 WEST MA, 2580 WEST MA, 2582 WEST MA, 2586 WEST MA, 2588 WEST MA, 2590 WEST MA, 2592 WEST MA, 2596 WEST MA, 2598 WEST MA

## Amenities & Features

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- ✓ Garden
- ✓ In Suite Laundry

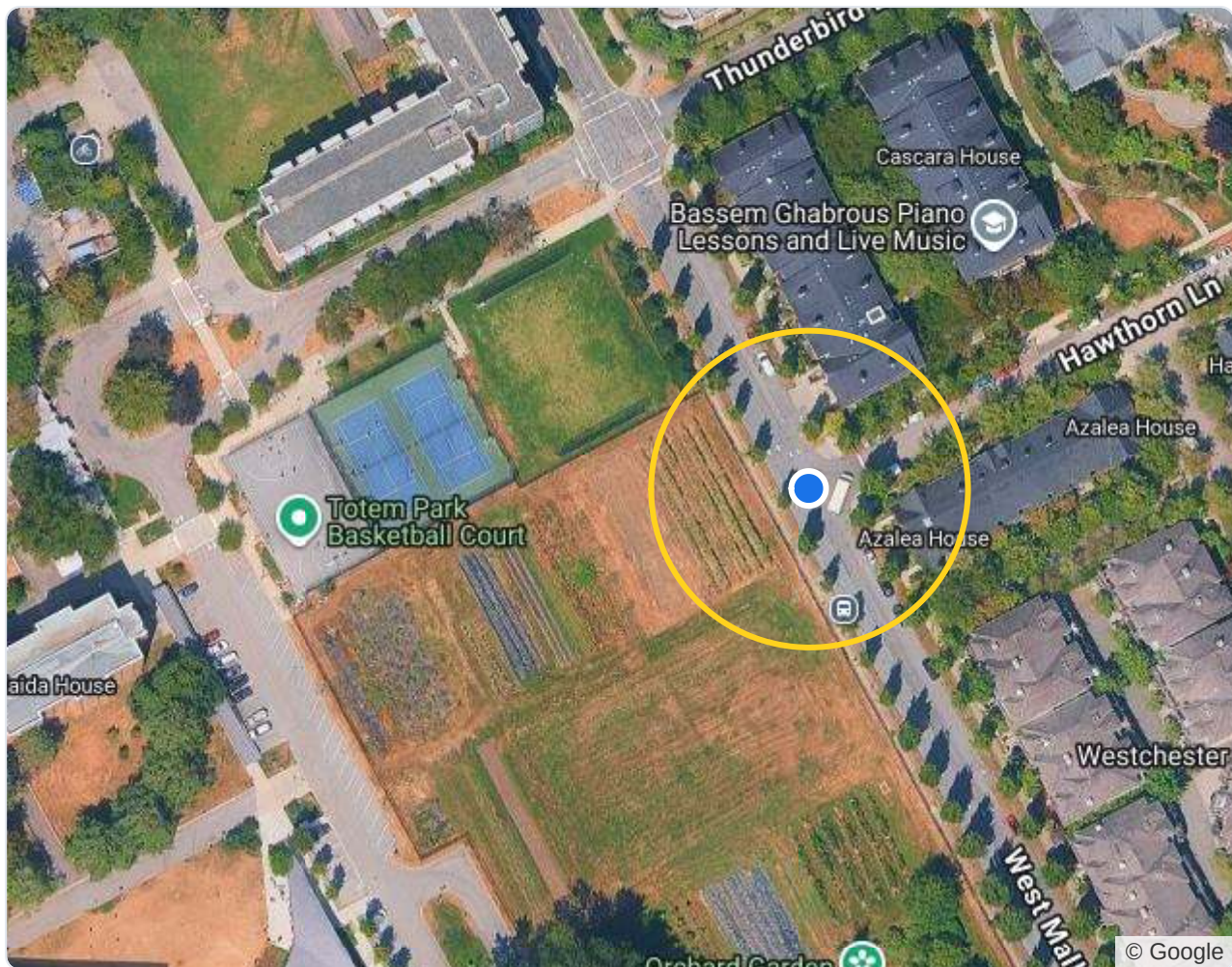
## Maintenance Fees Include

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- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management



## Location



## Neighbourhood & Walkability — University

In 1907, the government of British Columbia passed an Endowment Land Act, which gave the Lieutenant Governor the power to set aside land that could be sold to fund a provincial university. In 1910, a site commission recommended that UBC be built at the tip of Point Grey, and years later, in 1920, roughly 3,000 acres of land on the Point Grey peninsula was set aside to turn the dream of a provincial university into a reality with the creation of The University of British Colum...

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



**Les Twarog**

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