

BUILDING BROCHURE

RIVERSIDE GARDENS - 2711 KENT BUILDING

2711 EAST Kent Ave. · Vancouver, BC V5S 3T9 · Fraserview VE



1 FOR SALE
FROM \$619,888

2 SOLD · 12 MO
\$875,000-\$950,000


12-MO SOLD TREND
15.7

Unit Mix

1 Bedroom 1 unit 495 – 495 sf from \$506,000	2 Bedroom 22 units 792 – 1,300 sf from \$550,000	3 Bedroom 12 units 1,145 – 1,308 sf from \$669,000
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For Sale in Riverside Gardens – 2711 Kent Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$619,888	2 / 2	986 sf	\$629	74 2733 E KENT AVENUE NORTH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$950,000	3 / 2ba	1306 sf	\$727	2025-12-06
\$875,000	3 / 2ba	1175 sf	\$745	2025-09-22
\$890,000	3 / 2ba	1308 sf	\$680	2025-08-10
\$807,500	3 / 2ba	1197 sf	\$675	2025-08-02

Value & Financing

Price Positioning \$629 /sq ft Active listings here average \$629/sf vs \$812/sf across Fraserview VE. 23% below area average	Mortgage Snapshot \$2,969 /mo Entry price (from) \$619,888 20% down payment \$123,978 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 1995	LEVELS 3	SUITES 75	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1978	DEVELOPER Pci Group
MANAGEMENT Dwell Property Management			

Overview

Riverside Gardens - 2711 East Kent Avenue North, Vancouver, BC V5S 3T9, Canada, Strata Plan No. LMS1978, 3 levels, 11 townhomes, built 1995 - located at the corner of Kent Avenue NE and Chandlery Place in River District Vancouver neighborhood in South Vancouver. Riverside Gardens is a 75-unit townhomes project near the Fraser River of South East Marine Drive, including lush landscaped grounds and West Coast architecture flavor. Riverside Gardens consist of 6 buildings at 2711, 2713, 2723, 2727 and 2733 East Kent Avenue and 2728 Chandlery Place.

These 2 & 3 bedroom townhomes feature floor to ceiling windows, 9 foot ceilings, luxury carpets, cozy natural gas fireplaces, white appliances, full wrap laminate countertops, breakfast kitchen bars, in-suite laundry, easy care vinyl flooring in kitchens and bathrooms, large patios, bike lockers, storage lockers, and secured underground parking.

Just a block down Jellicoe Street is Riverfront Park, which spans over 14 acres and includes a playground, pier, boardwalk, sandy beach, basketball court, tennis courts, and picnic areas. Riverside Gardens is centrally located providing Fraserview Golf Course, shopping, restaurants and all services along SE Marine, and Canada Line on Cambie, Metrotown, Richmond Center, Oakridge Mall, and Champlain Mall are also just minutes away. Riverside Gardens is well managed by Warrington PCI 604-684-1151. 1 pet allowed (cats or dogs OK), limited 7 units rentals.

Amenities & Features

- | | |
|-------------|--------------------|
| ✓ Bike Room | ✓ In Suite Laundry |
| ✓ Storage | |

Maintenance Fees Include

- | | |
|------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Management |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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