

BUILDING BROCHURE

NONE - 2815 YEW BUILDING

2815 Yew St. · Vancouver, BC V6K 3H6 · Kitsilano



Scan to view online



1 FOR SALE
FROM \$650,000

12-MO SOLD TREND
91.3

Unit Mix

1 Bedroom

3 units
685 – 777 sf
from \$575,000

2 Bedroom

4 units
878 – 1,216 sf
from \$795,000

For Sale in None - 2815 Yew Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$650,000	1 / 1	777 sf	\$837	104 2815 YEW STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,100,000	2 / 2ba	1161 sf	\$947	2023-12-05
\$785,000	1 / 1ba	685 sf	\$1,146	2022-03-09
\$901,000	2 / 2ba	955 sf	\$943	2021-09-28
\$1,020,000	2 / 2ba	1216 sf	\$839	2021-05-05

Value & Financing

Price Positioning

\$837 /sq ft

Active listings here average **\$837/sf** vs **\$1215/sf** across Kitsilano.

31% below area average

Mortgage Snapshot

\$3,113 /mo

Entry price (from) **\$650,000**

20% down payment **\$130,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
1992

LEVELS
4

SUITES
24

CONSTRUCTION
Frame - Wood

EXTERIOR
Wood

TITLE TO LAND
Freehold Strata

STRATA PLAN
LMS605

MANAGEMENT
**Stratawest
Management Ltd.**

Overview

2815 Yew St, Vancouver, BC V6K 3H6, Canada, Strata Plan Number LMS605. 4 levels, 24 units in the development and built in 1992. Features and amenities include Bike Room, Elevator and In-Suite Laundry. Maintenance Fees Include. Caretaker, Garbage Pickup, Gardening, Gas and Management. Walking distance grocery stores are Ed's Gluten Free Specialty, Indishpensable and Nature Living Health. Nearby parks include Rosemary Brown Park, Connaught Park and Connaught Park. Closest schools include St. John's School, The Vinery Program - Vancouver School Board and Fraser Academy.

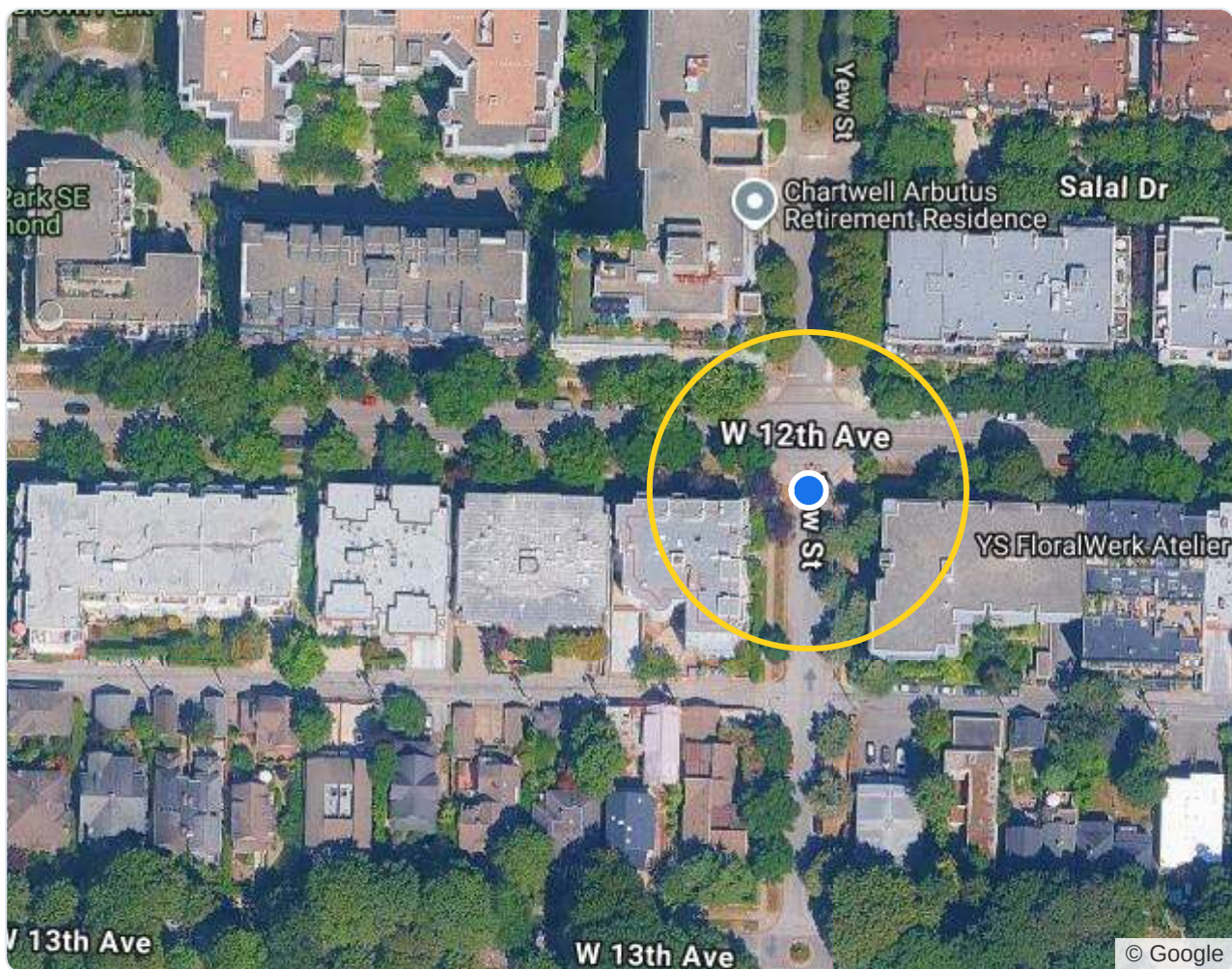
Amenities & Features

- ✓ Bike Room
- ✓ In Suite Laundry
- ✓ Elevator

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Garbage Pickup
- ✓ Gas

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

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing
scan or call