

BUILDING BROCHURE

LA VISTA

3028 Arbutus St. · Vancouver, BC V6J 4P7 · Kitsilano



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1 FOR SALE
FROM \$675,000

12-MO SOLD TREND
-28.8

Unit Mix

1 Bedroom

3 units
608 – 713 sf
from \$675,000

2 Bedroom

6 units
884 – 1,030 sf
from \$988,000

For Sale in La Vista & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$675,000	1 / 1	608 sf	\$1,110	301 3028 ARBUTUS STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$890,000	1 / 1ba	713 sf	\$1,248	2024-06-23
\$712,000	1 / 1ba	616 sf	\$1,156	2023-09-05
\$1,050,000	2 / 2ba	885 sf	\$1,186	2023-04-11
\$1,128,000	2 / 2ba	1002 sf	\$1,126	2022-09-20

Value & Financing

Price Positioning

\$1110 /sq ft

Active listings here average **\$1110/sf** vs **\$1204/sf** across Kitsilano.

8% below area average

Mortgage Snapshot

\$3,233 /mo

Entry price (from) **\$675,000**

20% down payment **\$135,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2014	LEVELS 4	SUITES 16	CONSTRUCTION Concrete
EXTERIOR Stone	TITLE TO LAND Freehold	STRATA PLAN EPS2222	DEVELOPER Formwerks Boutique Properties

Overview

La Vista at 3028 Arbutus Street, Vancouver, BC, V6J 4P7. This exclusive 13 residential condo unit has 4 levels and is scheduled for completion in 2014. the management company is Castle Management Ltd. Close to shops, transit, restaurants, Connaught park and Kits Beach. Contemporary designed Concrete building with Arrist-Craft Sandstone exterior. Most units are corner units to optimize views & natural sunlight. European inspired Kitchen with stainless steel Bosch appliances, Granite countertops, Maple wood cabinets. Kohler bathroom fixtures, Engineered wood floors, Radiant ceiling heat, Air conditioning.

Secure underground parking & restricted elevator access. Construction completion is estimated for early 2014. All units are covered by NHW 2-5-10 Warranty.

Close to Kitsilano Community Centre, Ridge Cedar Theatre, Alliance Atlantis Fifth Avenue Theatre, saveway and South Granville Rise Shopping Mall. Nearby schools are: Lord Tennyson Elementary School, St. John's School, St. augustine's School, BC Montessori Teachers College, Kitsilano Secondary School. Maintenance fees includes garbage pickup, gardening, gas, management and snow removal.

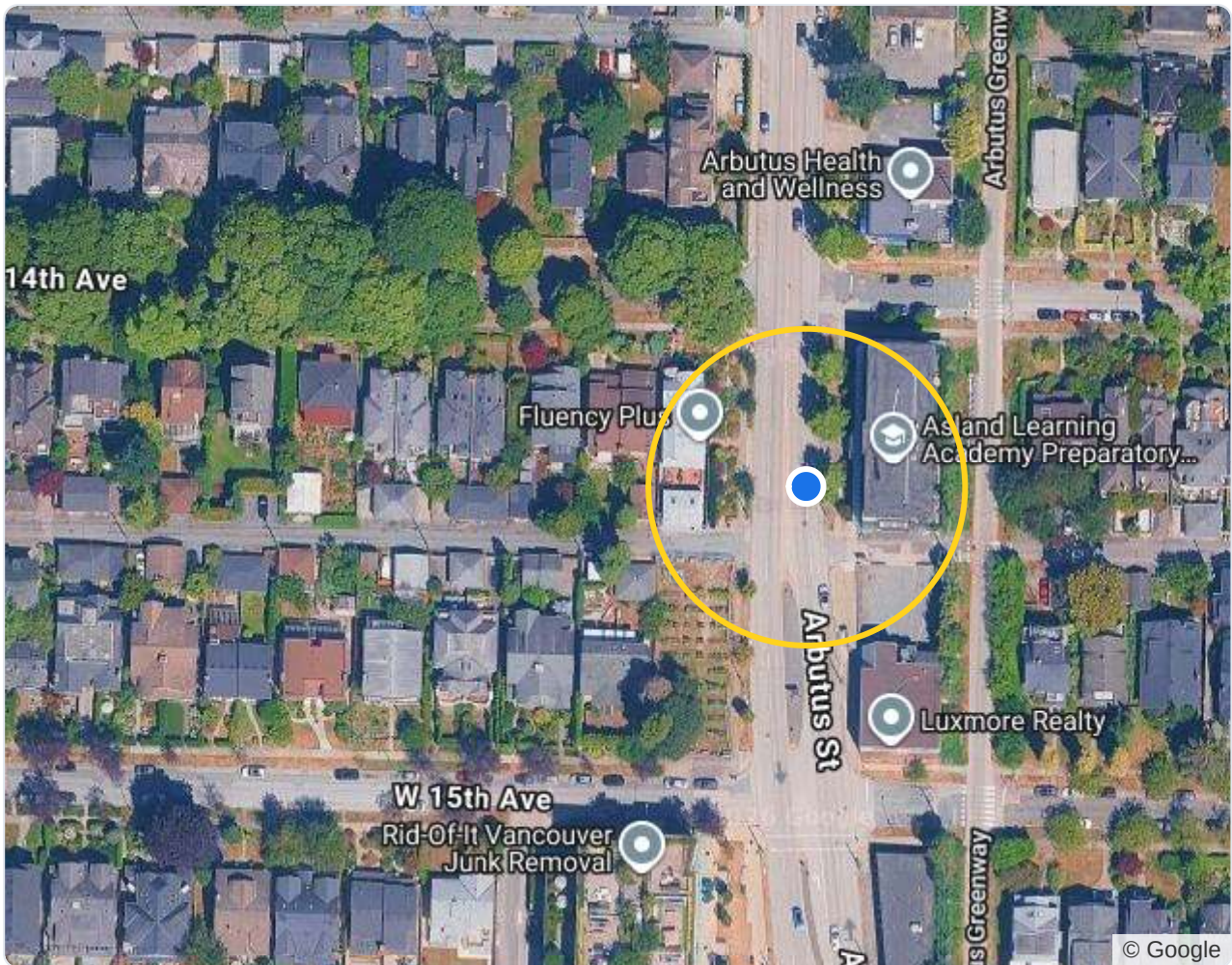
Amenities & Features

- | | |
|---------------------|------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ In Suite Laundry | ✓ Storage |
| ✓ Wheelchair Access | |

Maintenance Fees Include

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

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



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