

BUILDING BROCHURE

# SANTA BARBARA - 3036 4TH BUILDING

3036 4th Ave. · Vancouver, BC V6K 1R4 · Kitsilano



**4** FOR SALE  
FROM \$650,000



## Unit Mix

### 1 Bedroom

12 units  
633 – 731 sf  
**from \$650,000**

### 2 Bedroom

9 units  
708 – 1,021 sf  
**from \$798,000**

# For Sale in Santa Barbara - 3036 4th Building & Complex

4 currently active

| ASKING      | BEDS / BATHS | SIZE    | \$/SF   | UNIT / ADDRESS       |
|-------------|--------------|---------|---------|----------------------|
| \$1,100,000 | 2 / 2        | 1006 sf | \$1,093 | 26 3036 W 4 AVENUE   |
| \$799,900   | 2 / 1        | 708 sf  | \$1,130 | 15 3036 W 4TH AVENUE |
| \$699,000   | 1 / 1        | 702 sf  | \$996   | 3068 W 4TH AVENUE    |
| \$650,000   | 1 / 1        | 650 sf  | \$1,000 | 3018 W 4TH AVENUE    |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE   | \$/SF   | DATE       |
|-------------|---------|--------|---------|------------|
| \$775,500   | 1 / 1ba | 706 sf | \$1,098 | 2025-05-09 |
| \$713,000   | 1 / 1ba | 692 sf | \$1,030 | 2024-05-26 |
| \$1,230,000 | 2 / 2ba | 990 sf | \$1,242 | 2024-03-02 |
| \$798,000   | 2 / 1ba | 719 sf | \$1,110 | 2024-01-14 |

## Value & Financing

### Price Positioning

**\$1055** /sq ft

Active listings here average **\$1055/sf** vs **\$1224/sf** across Kitsilano.

14% 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<br><b>1998</b> | LEVELS<br><b>4</b>                      | SUITES<br><b>52</b>           | CONSTRUCTION<br><b>Frame - Wood</b>                         |
| EXTERIOR<br><b>Stucco</b> | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS3195</b> | MANAGEMENT<br><b>Fraser Property Management Realty Ltd.</b> |

## Overview

Santa Barbara - Unit 25 3036 West 4th Avenue, Vancouver, BC V6K 1R4, Canada. Strata plan number LMS3195. Built in 1998, this building has 4 levels and 52 units. Crossroads are Balaclava Street and Bayswater Street. Nearby parks include Tatlow Park, Point Grey Park Site at Trutch



Street and Volunteer Park. Nearby schools include Intune Holistics, Certified Medical Intuitive Stephanie Lafazan, Purple Dragon Academy Of Don Jitsu Ryu and General Gordon Elementary School. The closest grocery stores are Nadi's Produce, Art of Health Nutritional Ltd and Parthenon Super Market. Nearby coffee shops include Cafe Zuccher, Starbucks and Corner Cup Coffee House. Nearby restaurants include Milestones Grill & Bar, The Living Room Bistro and Yak & Yeti Bistro.

Maintenance fees includes garbage pickup, gardening, gas, hot water and management.

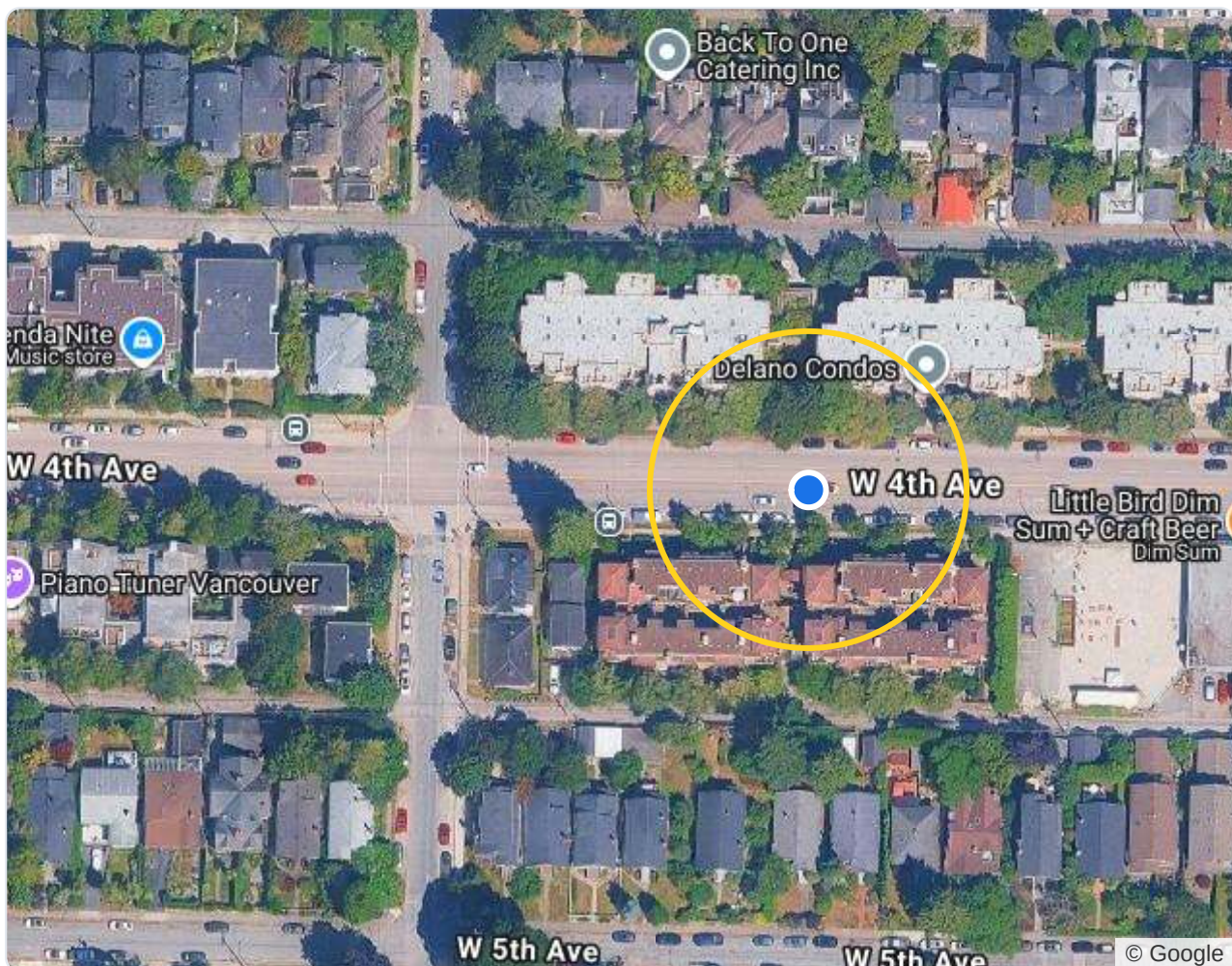
## Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

## Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Gas
- ✓ Hot Water
- ✓ Management

## 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**

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