

BUILDING BROCHURE

SOUTH HAMPTON - 3038 KENT SOUTH BUILDING

3038 EAST Kent South Ave. · Vancouver, BC V5S 4V8 · Fraserview VE



Scan to view online





3 FOR SALE
FROM \$599,000

4 SOLD · 12 MO
\$519,000–\$1,053,500



Unit Mix

1 Bedroom

4 units
686 – 704 sf
from \$424,000

2 Bedroom

14 units
822 – 1,132 sf
from \$510,000

3 Bedroom

11 units
1,135 – 1,480 sf
from \$825,000

For Sale in South Hampton - 3038 Kent South Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,069,000	3 / 2	1448 sf	\$738	8527 AQUITANIA PLACE
\$849,000	3 / 2	1305 sf	\$651	3058 E KENT AVENUE SOUTH
\$599,000	2 / 2	851 sf	\$704	213 3038 E KENT AVENUE SOUTH

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$519,000	2 / 1ba	826 sf	\$628	2026-07-03
\$991,000	3 / 2ba	1434 sf	\$691	2025-11-09
\$635,000	2 / 2ba	867 sf	\$732	2025-11-08
\$1,053,500	3 / 2ba	1446 sf	\$729	2025-10-17

Value & Financing

Price Positioning

\$698 /sq ft

Mortgage Snapshot

\$2,869 /mo

Active listings here average **\$698/sf** vs **\$804/sf** across Fraserview VE.

13% below area average

Entry price (from) **\$599,000**

20% down payment **\$119,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT

1999

LEVELS

3

SUITES

50

CONSTRUCTION

Frame - Wood

EXTERIOR

Vinyl

TITLE TO LAND

Leasehold Prepaid-strata

STRATA PLAN

LMS3758

Overview

South Hampton - 3038 East Kent South Avenue, Vancouver, BC V5S 4V8, LMS3758 - located in Fraserview area of Vancouver East, near the crossroads East Kent South Avenue and Kerr Street, south of SE Marine Drive. It is a great area with parks, tennis courts, golf and riverfront walkways all at your doorstep. The Market Crossing shops just 5 min away. This complex is close Gladstone Park, Rowing Club, Riverfront Park, Vikky Mart, Fraserview Golf Course, German-Canadian Care Home, David Oppenheimer Elementary, Bobolink Park, Brain-Bridge Asian Learning Centre, Douglas Elementary, Good Shepherd Day Care, Jasper Crescent Daycare, Holy Family Hospital, Fitness Town and Guru Nanak Elementary. There are a lot of restaurants in the neighbourhood such as White Spot, Evergreen Punjabi Corner, Tuscan Automatic Gates, Panos Greek Taverna, Wonton Seafood and Who's Chinese. Canadian Superstore, Langara and Marine Drive Skytrain Station are within a short drive from the complex. Steps to the river shore path and running trails. You can walk along the Fraser River path from the Knight Street Bridge all the way to the New Westminster. Richmond, the Vancouver International Airport, the Canada Line, Oakridge, Champlain, Metrotown are within minutes of drive. Downtown Vancouver is in twenty-minute drive from this development. The South Hampton was built in 1999 by Polygon. This three-level building has frame-wood construction with vinyl exterior finishing and full rain screen. The complex consists of 78 units with 50 condo units at 3038 E Kent Avenue, 9 townhouse units at 3068-3040 E Kent Avenue and 19 townhouse units at 8515 - 8599 Aquitania Place. The features are wheelchair access, exercise centre, garden, bike storage and in-suite laundry. Most homes offer open floor plan, spacious dining/living area, gas fireplace, underground parking stall, private patio and fenced-in backyard

Amenities & Features

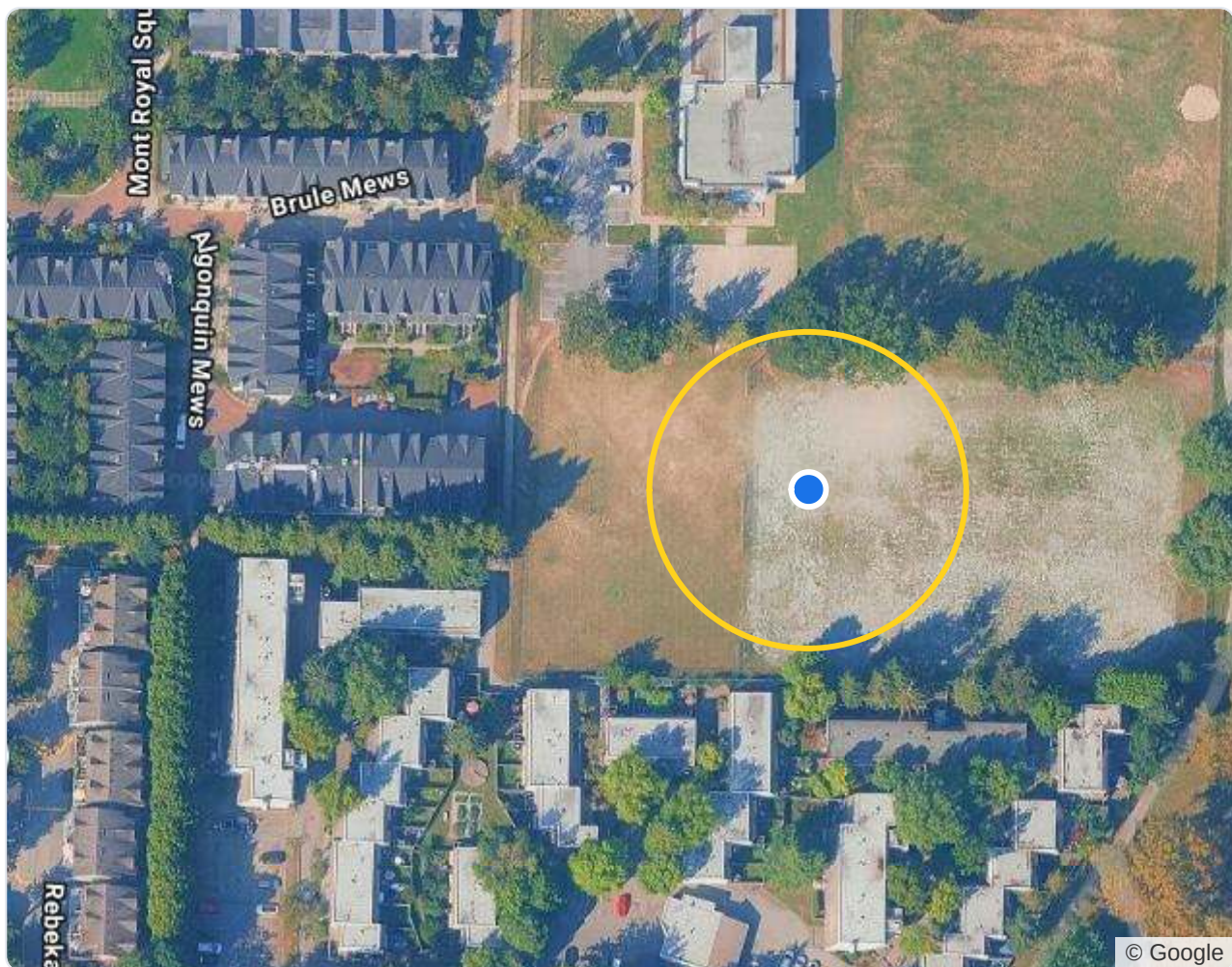
- ✓ Elevator
- ✓ Exercise Centre
- ✓ Garden
- ✓ In Suite Laundry

- ✓ Recreation Center

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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