

BUILDING BROCHURE

SOUTHAMPTON - 3052 KENT AVE SOUTH BUILDING

3052 EAST Kent Ave South Ave. · Vancouver, BC V5S 4V6 · Fraserview VE





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 Southampton – 3052 Kent Ave 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 1998	LEVELS 3	SUITES 78	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Leasehold Prepaid-strata	STRATA PLAN LMS3758	DEVELOPER Polygon

Overview

Southampton - 3052 East Kent Avenue South, Vancouver, BC V5S 4V8, Canada. Strata plan number LMS3758. Crossroads are East Kent Avenue South and Kerr Street. This development features 28, 3-level townhomes. Built in 1998. Developed by Polygon. Maintenance fees includes gardening, caretaker, garbage pickup, management, and recreation facility.

Walking distance to Jellicoe Plaza. Other parks nearby are Kinross Ravine Park and Everett Crowley Park. Schools nearby are Captain James Cook Elementary School, Vancouver School Board Strong Start Early Learning Centre, Ecole Anne Hebert Elementary, David Oppenheimer Elementary School, and Sir James Douglas Elementary School. The closest grocery store and supermarket are The Low Carb Grocery and Kerr Street Your Independent Grocer.

Other buildings in complex: 3038 E KENT AV SOUTH, 3068 E KENT AV SOUTH, 3058 E KENT AV SOUTH, 3060 E KENT AV SOUTH, 3062 E KENT AV SOUTH, 3040 E KENT AV SOUTH, 3042 E KENT AV SOUTH, 3048 E KENT AV SOUTH, 3050 E KENT AV SOUTH, 3052 E KENT AV SOUTH, 8515 AQUITANIA PLACE, 8521 AQUITANIA PLACE, 8527 AQUITANIA PLACE, 8533 AQUITANIA PLACE, 8539 AQUITANIA PLACE, 8550 AQUITANIA PLACE, 8556 AQUITANIA PLACE, 8562 AQUITANIA PLACE, 8568 AQUITANIA PLACE, 8574 AQUITANIA PLACE, 8577 AQUITANIA PLACE, 8580 AQUITANIA PLACE, 8583 AQUITANIA PLACE, 8586 AQUITANIA PLACE, 8589 AQUITANIA PLACE, 8592 AQUITANIA PLACE, 8595 AQUITANIA PLACE, 8598 AQUITANIA PLACE, 8599 AQUITANIA PLACE

Amenities & Features

- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

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



Book a Viewing
scan or call