

BUILDING BROCHURE

SHORELINE - 3162 RIVERWALK BUILDING

3162 Riverwalk Ave. · Vancouver, BC V5S 0B7 · Champlain Heights



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4 FOR SALE
FROM \$585,000

3 SOLD · 12 MO
\$538,000–\$880,000



Unit Mix

1 Bedroom

6 units
555 – 743 sf
from \$525,000

2 Bedroom

56 units
804 – 1,149 sf
from \$638,000

For Sale in Shoreline - 3162 Riverwalk Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$769,000	2 / 2	1024 sf	\$751	312 3138 RIVERWALK AVENUE
\$699,999	2 / 2	855 sf	\$819	210 3168 RIVERWALK AVENUE
\$638,000	2 / 1	804 sf	\$794	301 3168 RIVERWALK AVENUE
\$585,000	1 / 1	743 sf	\$787	107 3138 RIVERWALK AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$685,000	2 / 2ba	1074 sf	\$638	2026-05-19
\$538,000	1 / 1ba	663 sf	\$811	2026-03-14
\$880,000	2 / 2ba	1109 sf	\$794	2026-02-20
\$769,000	2 / 2ba	925 sf	\$831	2025-08-26

Value & Financing

Price Positioning

\$788 /sq ft

Active listings here average **\$788/sf** vs **\$804/sf** across Champlain Heights.

2% below area average

Mortgage Snapshot

\$2,802 /mo

Entry price (from) **\$585,000**

20% down payment **\$117,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2015	LEVELS 5	SUITES 166	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2778	DEVELOPER Polygon
MANAGEMENT Alliance Real Estate Group Inc			

Overview

Shoreline - 3162 Riverwalk Avenue, Vancouver, BC V5S 0B6, Canada. Strata plan number EPS2778. Crossroads are Riverwalk Avenue and Kerr Street. This development is 5 storeys with 36 units. Built in 2015. Developed by Polygon. Maintenance fees includes caretaker, garbage pickup, gardening, gas, heat, hot water, management, other, recreation facility, and snow removal.

Shoreline is a long-awaited series of truly waterfront homes in South Vancouver. Boasting West Coast modern architecture featuring brick and concrete facades on the exteriors, and refreshing open-plan layouts inside for great views, you will discover a new standard for stylish living. Being a member of the master planned community of Vancouver's River District also adds unparalleled privileges as the list of future amenities such as new schools, parks and shopping grows impressively.

With Riverfront Park nearby, relaxing weekends are spent strolling along riverside trails in the midday warmth. Just steps away, a pier and boardwalk provide the perfect backdrop for great conversations. Enjoy a cappuccino on a sun-filled restaurant patio, where a vibrant community comes to life as friendly neighbours greet each other. With its central Lower Mainland location, Shoreline is just 10 minutes from Metrotown and Marine Gateway, Polygon minutes from Richmond, and 20 minutes from downtown Vancouver. Getting to the places you love is effortless.

Other buildings in complex: 3138 RIVERWALK AV, 3168 RIVERWALK AVE

Amenities & Features

- ✓ Bike Room
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Elevator
- ✓ Garden
- ✓ Storage

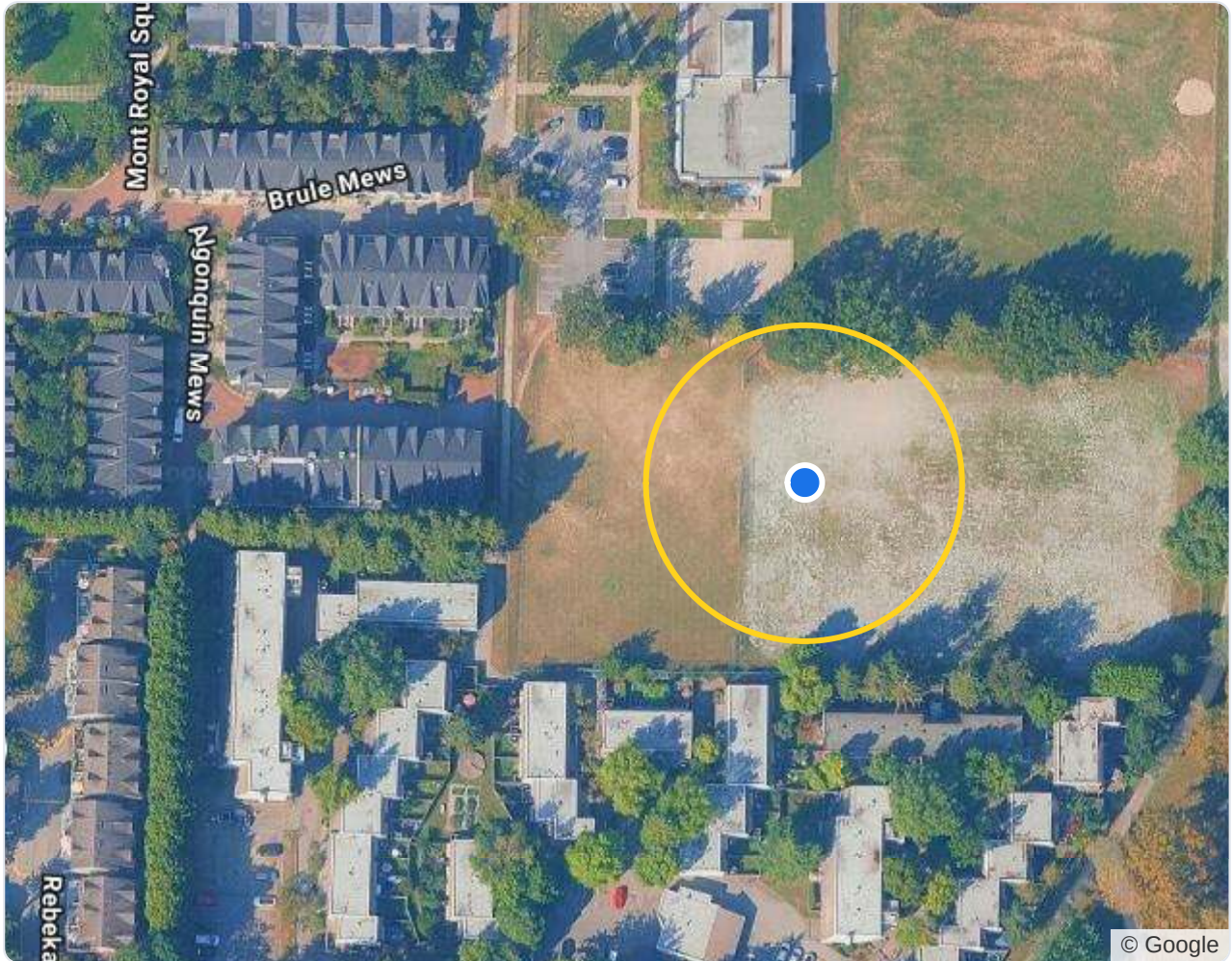
Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Heat
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Hot Water

- ✓ Management
- ✓ Recreation Facility

- ✓ Other
- ✓ Snow Removal

Location



Les Twarog

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