

BUILDING BROCHURE

ALEXANDER COURT - 3488 VANNESS BUILDING

3488 Vanness Ave. · Vancouver, BC V5R 6C8 · Collingwood VE



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Unit Mix

1 Bedroom 1 unit 548 – 548 sf from \$480,000	2 Bedroom 4 units 824 – 989 sf from \$540,000	3 Bedroom 1 unit 1,050 – 1,050 sf from \$658,000
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Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$480,000	1 / 1ba	548 sf	\$876	2022-06-26
\$599,000	2 / 2ba	824 sf	\$727	2022-06-21
\$680,000	2 / 2ba	989 sf	\$688	2022-06-16
\$648,000	2 / 2ba	901 sf	\$719	2022-04-04

YEAR BUILT 1995	LEVELS 4	SUITES 39	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2075	MANAGEMENT Martello Property Services Inc.

Overview

Alexander Court - 3488 Vanness Avenue, Vancouver, BC V5R 6C8, Canada. Strata Plan LMS2075 - located in Collingwood area of Vancouver East, near the crossroads Vanness Avenue and Joyce Street. Alexander Court is walking distance to everything that you need. Joyce Grocery, Vanness Mart, Hair Salons, Joyce Way Food Market, Dollar Store, Gaston Park with playground and school and Melbourne Park with its playground within minutes of walk. There are a lot of restaurants in the neighbourhood such as Shiosai Sushi, Cucina Manila, Super Great Pizza, Joyce BBQ and Bamboo Cafe. Metrotown within a short drive (one skytrain station). Slocan Park and Renfrew Ravine Park, John Norquay Elementary, Windermere Community Secondary, Duke Childcare Centre, Fountain Tire and Norquay Park with its great playground are close to the development. This complex is steps away from Joyce Skytrain station. Alexander Court was built in 1996. It has frame-wood construction. There are 39 units in development and in strata. It is a beautiful and well maintained complex. This is mostly owner occupied building. The features are wheelchair access, garden, in-suite laundry and playground. Each suite comes with spacious living room, in-house storage, open or enclosed balcony and secured underground parking. Most homes offer laminate floors and high ceilings.

Amenities & Features

✓ None

Maintenance Fees Include

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

Location



Les Twarog

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