

BUILDING BROCHURE

THE SIERRA - 3580 RAINIER BUILDING

3580 Rainier Ave. · Vancouver, BC V5S 4T3 · Champlain Heights



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2 FOR SALE
FROM \$765,000

1 SOLD · 12 MO
\$928,000–\$928,000

12-MO SOLD TREND
57.6

Unit Mix

3 Bedroom

8 units
1,397 – 1,564 sf
from \$589,000

4 Bedroom

3 units
1,634 – 1,664 sf
from \$885,000

For Sale in The Sierra - 3580 Rainier Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$885,000	4 / 3	1650 sf	\$536	1 3596 WHITNEY PLACE
\$765,000	3 / 2	1417 sf	\$540	5 3586 RAINIER PLACE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$928,000	4 / 3ba	1664 sf	\$558	2026-02-28
\$932,000	4 / 3ba	1634 sf	\$570	2025-08-26
\$815,000	3 / 2ba	1422 sf	\$573	2024-05-19
\$830,000	3 / 2ba	1408 sf	\$589	2024-04-22

Value & Financing

Price Positioning

\$538 /sq ft

Active listings here average **\$538/sf** vs **\$869/sf** across Champlain Heights.

38% below area average

Mortgage Snapshot

\$3,664 /mo

Entry price (from) **\$765,000**

20% down payment **\$153,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1995	LEVELS 3	SUITES 68	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Leasehold Prepaid-strata	STRATA PLAN LMS1964	MANAGEMENT Associa

Overview

Sierra - 3580 Rainier Pl, Vancouver, BC V5S 4T3, LMS1964 - located in Champlain Heights area of East Vancouver, near the crossroads Southeast Marine Drive and Boundary Road. Sierra is steps to Kinross Ravine Park and Everett Crowley Park. Champlain Heights Park with its Tennis Courts, Community Centre and a Playground, Drug Store Pharmacy - Extra Food, Christian Korean Language School Society, Captain Cook Park, Gingerbread House Daycare, Captain James Cook Elementary, Ecole Anne Hebert Elementary, Kopernik Lodge, Fraserview Golf Course and Champlain Market are in the neighbourhood. The bus stops near the complex. Tiffany Ridge has an easy access to Trans-Canada Hwy1. Sierra was built in 1995. It has frame-wood construction and wood exterior finishing. It is a 68 unit townhouse complex built by Polygon Homes. There are 23 unit at 3578 to 3596 Whitney Place, 20 units at 3572 to 3586 Marine Drive and 25 units at 3572 to 3590 Rainier Place. Pets are allowed. Some units have views of a Fraser River and Mountain Baker. Most homes offer minimum 9' ceilings, gas fireplace, a lot of windows and light, spacious living and dining rooms, landscaped garden, large master bedroom with walk-in closet and double or single garage. You are free to enjoy your active lifestyle without worry in this security community with video enterphone, secured entry gate and rough-in security systems.

Amenities & Features

✓ In Suite Laundry

✓ Playground

Maintenance Fees Include

✓ Management

✓ Snow Removal

Location



Les Twarog

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