

BUILDING BROCHURE

EMERALD COURT - 3588 VANNESS BUILDING

3588 Vanness Ave. · Vancouver, BC V5R 6G1 · Collingwood VE



2 FOR SALE
FROM \$548,000

6 SOLD · 12 MO
\$395,000-\$500,000

12-MO SOLD TREND
-46.2

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

Studio 1 unit 470 – 470 sf from \$405,000	1 Bedroom 38 units 429 – 783 sf from \$359,000	2 Bedroom 33 units 702 – 1,005 sf from \$513,000	3 Bedroom 8 units 969 – 1,187 sf from \$662,000
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For Sale in Emerald Court – 3588 Vanness Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$729,000	2 / 2	1005 sf	\$725	203 5288 MELBOURNE STREET
\$548,000	2 / 1	831 sf	\$659	208 5288 MELBOURNE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$400,000	1 / 1ba	517 sf	\$774	2026-08-05
\$500,000	1 / 1ba	679 sf	\$736	2026-05-12
\$476,000	1 / 1ba	565 sf	\$842	2026-04-21
\$450,000	1 / 1ba	517 sf	\$870	2026-02-10

Value & Financing

Price Positioning

\$692 /sq ft

Active listings here average **\$692/sf** vs **\$931/sf** across Collingwood VE.

26% below area average

Mortgage Snapshot

\$2,625 /mo

Entry price (from) **\$548,000**

20% down payment **\$109,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1998	LEVELS 6	SUITES 246	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3434	DEVELOPER Concert Properties Ltd.
MANAGEMENT Dwell Property Management			

Overview

Emerald Court - 3588 Vanness Avenue, Vancouver, BC V5R 6G1, Canada. Strata Plan LMS3434 - located in Collingwood area of Vancouver East. The crossroads are Vanness Avenue and Melbourne Street, right across the street from the tennis courts. Emerald Court is walking distance to Joyce Grocery, Vanness Mart, Hair Salons, Joyce Way food Market, Dollar Store, Gaston Park with playground and school and Melbourne Park with its playground. Restaurants in the neighbourhood include Shiosai Sushi, Cucina Manila, Super Great Pizza, Joyce BBQ and Bamboo Cafe. Metrotown is within a short drive (one skytrain station away). Other parks near by are Slocan Park and Renfrew Ravine Park. Nearby schools include John Norquay Elementary, Windermere Community Secondary, Duke Childcare Centre, Joyce Skytrain station is within minutes. The Emerald Court was built in 1998. It is a concrete building with 6 levels. Built by Concert Properties this the complex is a distinct green and red colour. One pet is allowed. Rentals are permitted with some restrictions. The features are wheelchair access, gym, lounge, bike storage and in-suite laundry. Most homes offer granite countertops, laminate floors, storage, large windows and balcony.

Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call