

BUILDING BROCHURE

RAINTREE GARDENS - 3638 RAE BUILDING

3638 Rae Ave. · Vancouver, BC V5R 2P5 · Collingwood VE



3 FOR SALE
FROM \$599,000

6 SOLD · 12 MO
\$418,000-\$728,000

12-MO SOLD TREND
-19.6

Unit Mix

1 Bedroom 15 units 645 – 720 sf from \$370,000	2 Bedroom 18 units 802 – 1,080 sf from \$510,000	3 Bedroom 1 unit 1,021 – 1,021 sf from \$658,888
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For Sale in Raintree Gardens – 3638 Rae Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$624,888	2 / 2	803 sf	\$778	207 3628 RAE AVENUE
\$620,000	2 / 2	813 sf	\$763	211 3628 RAE AVENUE
\$599,000	2 / 2	815 sf	\$735	207 3638 RAE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$418,000	1 / 1ba	699 sf	\$598	2026-07-19
\$499,900	1 / 1ba	691 sf	\$723	2026-03-05
\$508,000	1 / 1ba	720 sf	\$706	2026-01-10
\$630,000	2 / 2ba	825 sf	\$764	2025-10-31

Value & Financing

Price Positioning \$759 /sq ft Active listings here average \$759/sf vs \$932/sf across Collingwood VE. 19% below area average	Mortgage Snapshot \$2,869 /mo Entry price (from) \$599,000 20% down payment \$119,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1994	LEVELS 4	SUITES 88	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1071	MANAGEMENT Confidential

Overview

Raintree Gardens - 3638 Rae Avenue, Vancouver, BC V5R 2P5, LMS1071 - located in Collingwood area of Vancouver East, near the crossroads Rae Avenue and Boundary Road. The Raintree Gardens 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.

There are a lot of restaurants in the neighbourhood such as Shiosai Sushi, Cucina Manila, Super Great Pizza, Joyce BBQ and Bamboo Cafe. Metrotown is within a short drive (one skytrain station away). 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. Joyce Skytrain station is within minutes of walk. The bus stops near the complex. The complex has an easy access to Trans-Canada Hwy1. The Raintree Gardens was built in 1994. It has frame-wood construction and vinyl exterior finishing as well as partial rain screen. There are 44 units in development and 88 units in strata. This complex offers extra amenities than a regular apartment complex. It boasts a sauna, swirlpool, exercise gym, party room, underground parking and a landscaped courtyard. Enjoy the functional layouts which come with in-suite laundry, gas fireplace, and a good size patio or balcony. One pet is allowed.

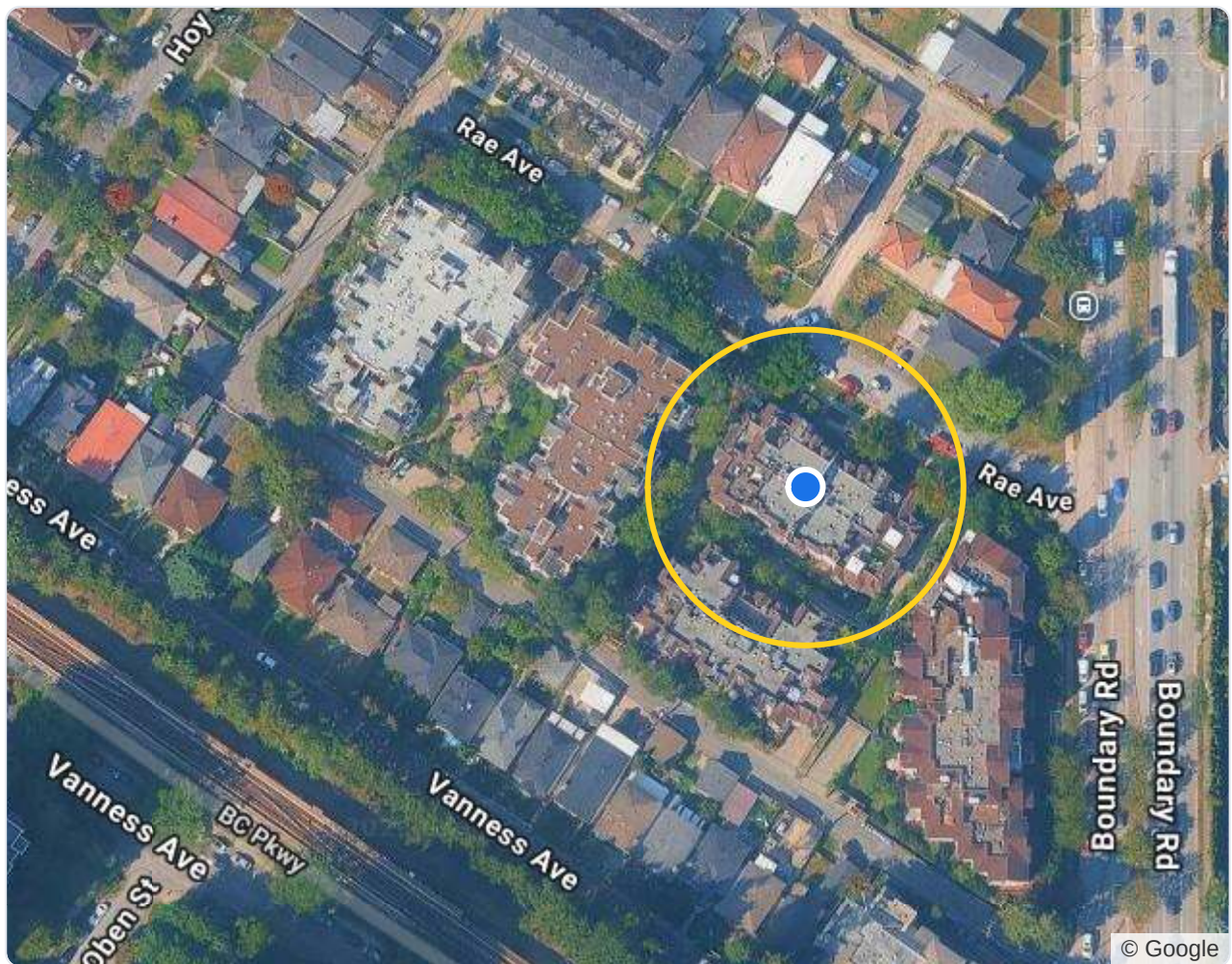
Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Sauna/steam Room | ✓ Storage |
| ✓ Swirlpool/hot Tub | |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

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Book a Viewing
scan or call