

LAUREATES - 3685 EAST BUILDING

3685 East Blvd. · Vancouver, BC V6M 4M4 · Kerrisdale



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**1** FOR SALE
FROM \$699,000**2** SOLD · 12 MO
\$1,375,000–\$1,555,000
12-MO SOLD TREND
19.6

Unit Mix

1 Bedroom1 unit
650 – 650 sf
from \$699,000**2 Bedroom**7 units
819 – 1,509 sf
from \$837,000**3 Bedroom**7 units
1,274 – 1,766 sf
from \$1,155,000

For Sale in Laureates - 3685 East Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,000	1 / 1	650 sf	\$1,075	330 5790 EAST BOULEVARD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,375,000	3 / 2ba	1353 sf	\$1,016	2026-06-13
\$1,555,000	2 / 3ba	1427 sf	\$1,090	2026-02-24
\$837,000	2 / 2ba	822 sf	\$1,018	2025-08-04
\$895,000	2 / 2ba	819 sf	\$1,093	2024-05-03

Value & Financing

Price Positioning

\$1075 /sq ft

Active listings here average **\$1075/sf** vs **\$1160/sf** across Kerrisdale.

7% below area average

Mortgage Snapshot

\$3,348 /mo

Entry price (from)	\$699,000
20% down payment	\$139,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2001	CONSTRUCTION Concrete	EXTERIOR Brick	TITLE TO LAND Freehold Strata
STRATA PLAN LMS4317	DEVELOPER Kerrisdale Station Ltd	ARCHITECT Chandler Associates	MANAGEMENT First Service Residential

Overview

The Laureates - 3685 East Boulevard, Vancouver, BC V6M 4M4, strata plan No.LMS4317, 4 levels, 59 units, built 2001. The Laureates is an exclusive collection of 59 townhome and apartment residences above London Drugs in Vancouver's Kerrisdale neighborhood, at East Boulevard by West 42nd Avenue. The Laureates at Kerrisdale Stataion, is divided into three separate but connected structures: Wordsworth, a brick clad concrete building with 4 floors of two bedroom condos ranging from 818 to 1,776, have a street level lobby at 5790 East Boulevard; Masterfield, 23 two-storey, two-bedroom brick townhouses have individual entrances which is one level above

the street; Tcnnyson Place, 8 three bedroom townhomes and 4 large condos(doubled city flats) have its own street entrance at 2071 West 42nd Ave; all townhomes range from 1,265 to 1,821 sq. ft.

Designed by renowned Chandler Associates Architecture Inc., The Laureates at Kerrisdale Station was a CHBA BC Georgie Award Winner for 2001 Best Development and showcases dramatic West Coast architecture. The beautiful garden-like mews completed with trees and shrubs provide the reprieve from the pace of the city. Contemporary interiors boast high ceilings, cozy gas fireplaces, maple kitchen cabinetry, laminate countertops, granite backsplash, high-end appliances, and bathrooms with soaker tubs, separate shower, and heated limestone tile floors. Expansive windows bring in natural light and large balconies provide extra space for outdoor living.

Best of all, the location is gloriously Kerrisdale - adjacent to Kerrisdale Community Center and Vancouver Public Library, and ideally near the 41st Avenue shopping district, Quilchena Park, and Oakridge Shopping Center. The Laureates is also close to well known schools including Magee or Point Grey High School, Maple Grove Elementary School. Crofton House, St. George's & York House Private Schools and UBC.

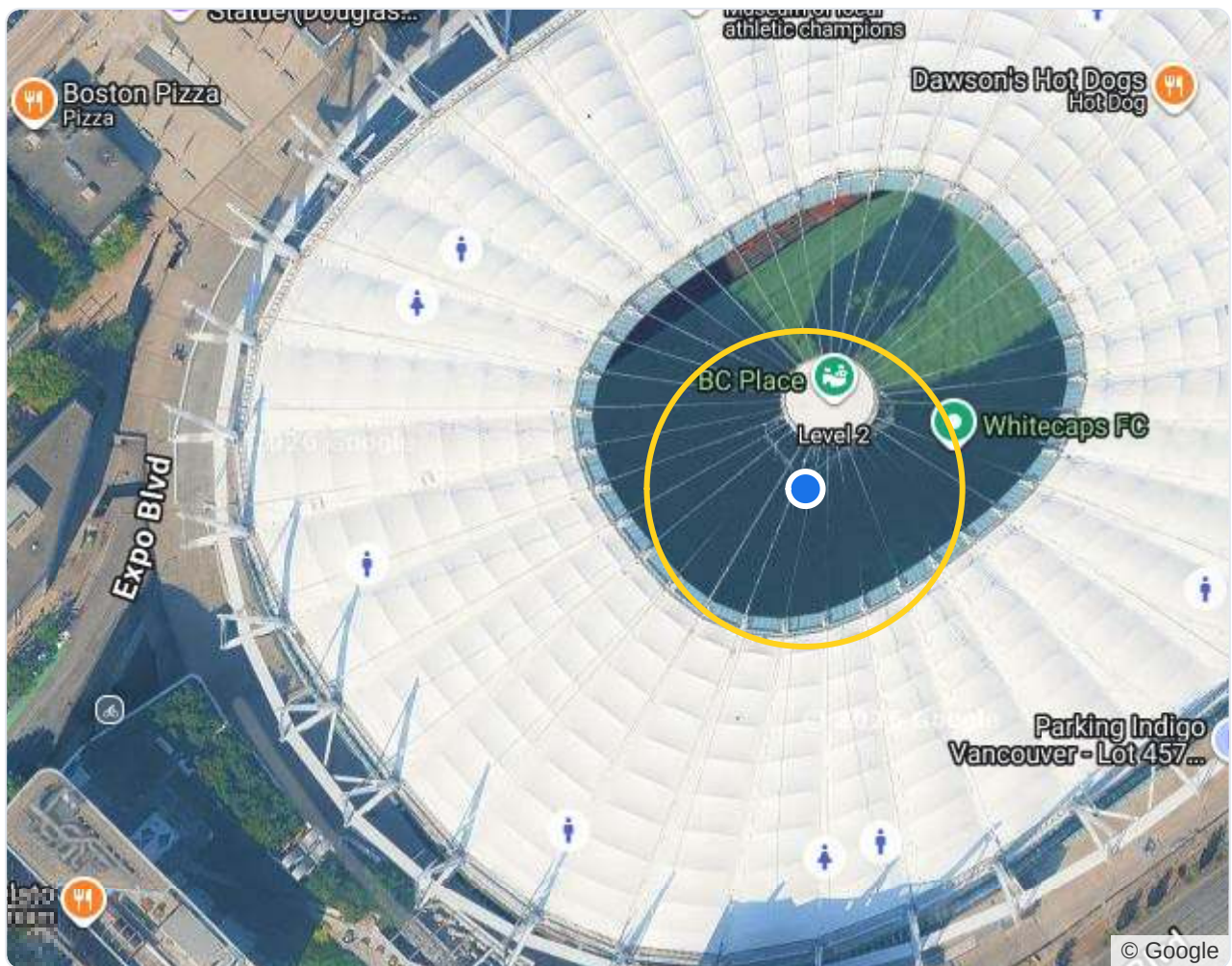
Amenities & Features

- | | |
|-------------|------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ Garden | |

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — Kerrisdale

Kerrisdale is a neighbourhood located in Vancouver's west side. It features a mix of newer houses and older bungalows as well as various low and mid-rise rental and condo apartment buildings in its northern section. The neighbourhood is an ethnic mix of Caucasian and Asian Canadians. It features a shopping district running generally along West 41st Avenue between Larch and Maple Streets and West Boulevard between 37th and 47th Avenues. Although the city officially defines Ker...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



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