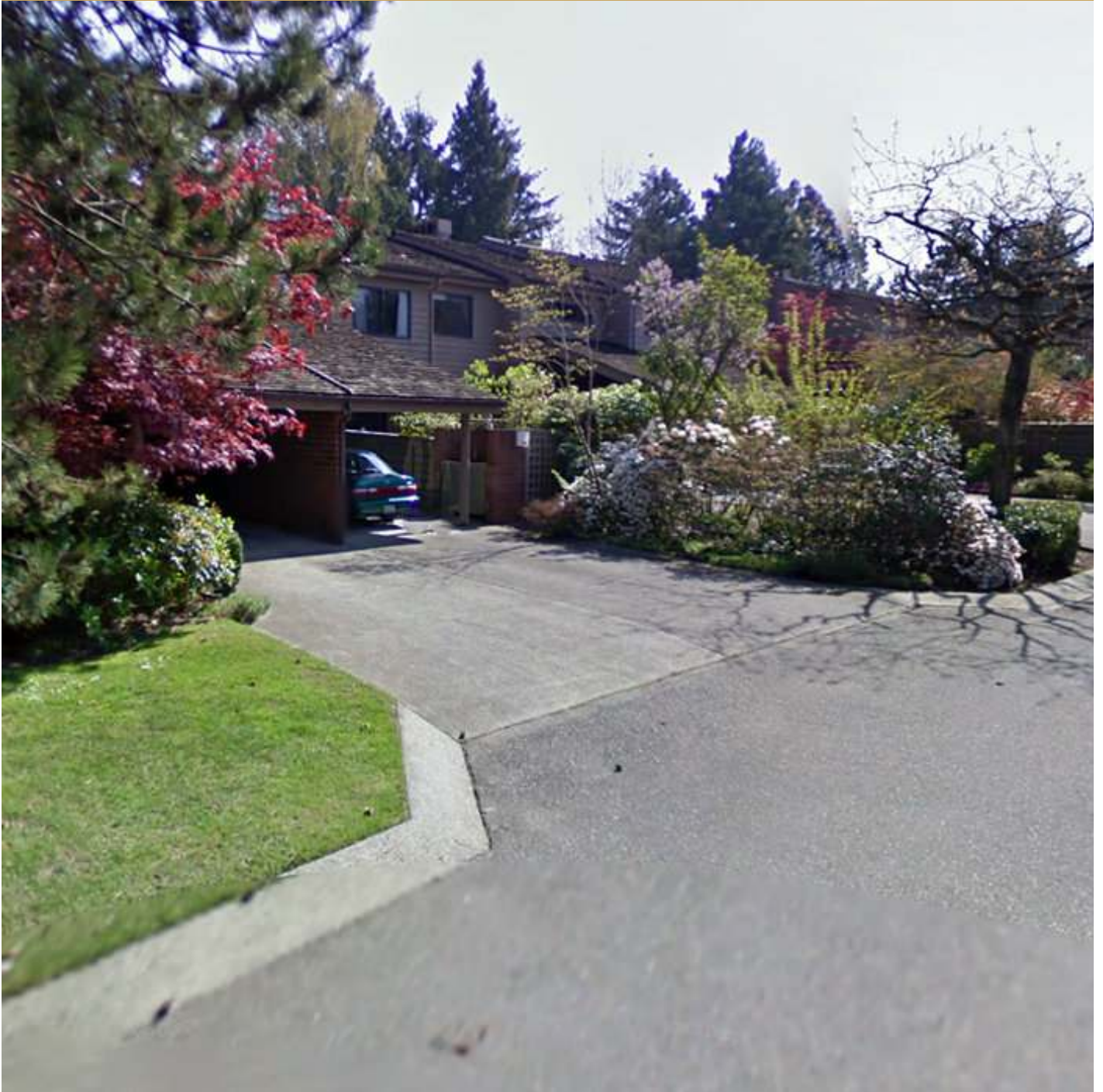


BUILDING BROCHURE

ARBUTUS VILLAGE - 3962 YEW BUILDING

3962 Yew St. · Vancouver, BC V6L 3B7 · Quilchena





3 FOR SALE
FROM \$749,900

2 SOLD · 12 MO
\$1,330,000–\$2,050,000



Unit Mix

1 Bedroom

13 units
588 – 1,013 sf
from \$587,000

2 Bedroom

17 units
992 – 1,791 sf
from \$850,000

3 Bedroom

8 units
1,866 – 2,580 sf
from \$1,425,000

4 Bedroom

2 units
2,295 – 2,359 sf
from \$2,095,000

For Sale in Arbutus Village - 3962 Yew Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,048,000	2 / 2	1238 sf	\$847	309 4101 YEW STREET
\$828,800	1 / 1	958 sf	\$865	305 4101 YEW STREET
\$749,900	1 / 1	998 sf	\$751	407 4101 YEW STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,330,000	2 / 3ba	1791 sf	\$743	2026-05-06
\$2,050,000	3 / 3ba	2031 sf	\$1,009	2025-10-30
\$1,180,000	2 / 2ba	1215 sf	\$971	2025-07-21
\$1,425,000	3 / 2ba	1866 sf	\$764	2025-06-02

Value & Financing

Price Positioning

\$821 /sq ft

Mortgage Snapshot

\$3,591 /mo

Active listings here average **\$821/sf** vs **\$1184/sf** across Quilchena.

31% below area average

Entry price (from) **\$749,900**

20% down payment **\$149,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1975	LEVELS 6	SUITES 78	CONSTRUCTION Concrete
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN VAS222	MANAGEMENT 604 Real Estate

Overview

Arbutus Village at 3962 Yew Street, Vancouver, BC V6L - VAS222. Crossroads are West King Edward Avenue and Yew Street. Arbutus is a low-rise building, built in 1975 with 78 units over 6 levels. Located in Quilchena area of Vancouver West, at the Yew Street. Complex features include elevator, club house, garden, shared laundry, in-suite laundry, pool; outdoor, recreation centre, storage and parking.

Walk right near by Arbutus Village Park, a bus stop and Bank of Montreal, Prince of Wales Secondary School, Trafalgar Elementary, Trafalgar Park, Sapporo Sushi, Starbucks Coffee, and many more. A short drive to Esso and McDonald's Restaurants, Gumballs & Bumblebees, Trafalgar Park, Prince of Wales Park, Angus Park and Quilchena Park, Festival Cinemas Vancouver Ridge Theatre, Prince of Wales Secondary School, Trafalgar Elementary and School Board Vancouver. Only minutes away to South Granville Laser & Skin Care Centre, Dr. David Wang, Broadway & Burrard Medical Clinic, Khatsahlano Medical Clinic and Granville Medical Clinic.

Additional Address: 2258 W KING EDWARD, 2264 W KING EDWARD, 2270 W KING EDWARD, 2276 W KING EDWARD, 2282 W KING EDWARD, 2288 W KING EDWARD, 2294 W KING EDWARD, 4005 VINE ST, 4011 VINE ST, 4017 VINE ST, 4023 VINE ST, 4029 VINE ST, 4035 VINE ST, 4041 VINE ST, 4047 VINE ST, 4103 VINE ST, 4109 VINE ST, 4115 VINE ST, 4121 VINE ST, 4127 VINE ST, 4133 VINE ST, 4154 VINE ST, 4160 VINE ST, 4166 VINE ST, 4172 VINE ST, 4178 VINE ST, 4184 VINE ST, 4190 VINE ST, 4196 VINE ST, 3950 YEW ST, 3956 YEW ST, 3968 YEW ST, 4006 YEW ST, 4012 YEW ST, 4018 YEW ST, 4024 YEW ST, 4030 YEW ST , 4036 YEW ST, 4042 YEW ST, 4101 YEW ST

Amenities & Features

- ✓ Elevator
- ✓ Pool; Outdoor
- ✓ Shared Laundry
- ✓ Pool; Indoor
- ✓ Recreation Center
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Snow Removal
- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Recreation Facility

Location



Neighbourhood & Walkability — Quilchena

Quilchena, which in first nations language translates to “flat place near the water,” has a history that goes back to the 1960s. The Canadian Pacific Railway, which owned the land, historically leased it to the Quilchena Golf Course. In 1965, the lease expired and the Vancouver park board bought the eastern area of the golf course for the park. The western portion became Prince of Wales secondary school. source: vancouver.sun.com...

Full Walk Score® at walkscore.com.



Les Twarog

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