

BUILDING BROCHURE

# ARBUTUS VILLAGE - 4012 YEW BUILDING

4012 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 - 4012 Yew Building & Complex

3 currently active

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

## Recently Sold in this Building

| SOLD PRICE         | BEDS    | SIZE    | \$/SF   | DATE       |
|--------------------|---------|---------|---------|------------|
| <b>\$1,330,000</b> | 2 / 3ba | 1791 sf | \$743   | 2026-05-06 |
| <b>\$2,050,000</b> | 3 / 3ba | 2031 sf | \$1,009 | 2025-10-30 |
| <b>\$1,180,000</b> | 2 / 2ba | 1215 sf | \$971   | 2025-07-21 |
| <b>\$1,425,000</b> | 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<br><b>1975</b> | LEVELS<br><b>6</b>                      | SUITES<br><b>78</b>          | CONSTRUCTION<br><b>Concrete</b>      |
| EXTERIOR<br><b>Brick</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>VAS222</b> | MANAGEMENT<br><b>604 Real Estate</b> |

## Overview

Arbutus Village at 4012 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, 3962 YEW ST, 3968 YEW ST, 4006 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](http://vancouver.sun.com)...

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



## Les Twarog

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