

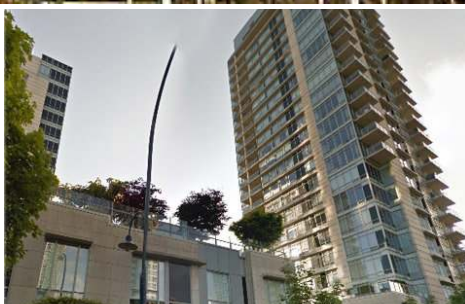
BUILDING BROCHURE

# KINGS LANDING - 426 BEACH BUILDING

426 Beach Cres. · Vancouver, BC V6Z 3E9 · Yaletown



Scan to view online



**3** FOR SALE  
FROM \$2,500,000

**5** SOLD · 12 MO  
\$2,300,000-\$5,888,000

12-MO SOLD TREND  
-3.9

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



# Unit Mix

## 2 Bedroom

13 units  
1,359 – 1,750 sf  
**from \$2,010,000**

## 3 Bedroom

11 units  
2,183 – 2,788 sf  
**from \$4,300,000**

# For Sale in Kings Landing - 426 Beach Building & Complex

3 currently active

| ASKING             | BEDS / BATHS | SIZE    | \$/SF   | UNIT / ADDRESS       |
|--------------------|--------------|---------|---------|----------------------|
| <b>\$4,989,999</b> | 3 / 4        | 2192 sf | \$2,276 | 1802 1515 HOMER MEWS |
| <b>\$2,698,000</b> | 2 / 3        | 1582 sf | \$1,705 | 410 BEACH CRESCENT   |
| <b>\$2,500,000</b> | 2 / 2        | 1446 sf | \$1,729 | 903 1515 HOMER MEWS  |

# Recently Sold in this Building

| SOLD PRICE         | BEDS    | SIZE    | \$/SF   | DATE       |
|--------------------|---------|---------|---------|------------|
| <b>\$3,200,000</b> | 2 / 3ba | 1644 sf | \$1,946 | 2026-06-26 |
| <b>\$3,890,000</b> | 2 / 3ba | 1750 sf | \$2,223 | 2026-01-31 |
| <b>\$4,630,000</b> | 3 / 4ba | 2183 sf | \$2,121 | 2025-10-17 |
| <b>\$5,888,000</b> | 3 / 3ba | 2673 sf | \$2,203 | 2025-10-15 |

# Value & Financing

## Price Positioning

**\$1904** /sq ft

Active listings here average **\$1904/sf** vs **\$1180/sf** across Yaletown.

**61% above area average**

## Mortgage Snapshot

**\$11,973** /mo

Entry price (from) **\$2,500,000**

20% down payment **\$500,000**

Rate / amortization **5.24% · 25 yr**

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

|                                      |                                         |                                                 |                                     |
|--------------------------------------|-----------------------------------------|-------------------------------------------------|-------------------------------------|
| YEAR BUILT<br><b>2005</b>            | LEVELS<br><b>9</b>                      | SUITES<br><b>158</b>                            | CONSTRUCTION<br><b>Concrete</b>     |
| EXTERIOR<br><b>Mixed</b>             | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>BCS1589</b>                   | DEVELOPER<br><b>Concord Pacific</b> |
| ARCHITECT<br><b>James K.m. Cheng</b> |                                         | MANAGEMENT<br><b>Stratawest Management Ltd.</b> |                                     |

## Overview

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King's Landing at 426 Beach Avenue, Vancouver, BC, V6Z 3E6, strata plan BCS1589. Besides this mid-rise building there is also 2 towers one at 428 Beach Avenue, the West Tower, and a South tower at 1515 Homer Mews. The Club Soleil is located at 420 Beach Avenue and meeting rooms, exercise room, spa, swimming pool, games room and theatre. King's Landing is situated at the end of Homer Mews overlooking False Creek North. Designed by James Cheng and developed by Concord Pacific this complex is a garden sanctuary with it's water features and paths. The maintenace fee includes a caretaker, garbage pickup, gardening, gas, hot water, recreational facilities and management by Rancho Property Management. Close to Downtown, shopping, transit and the Sea Wall along False Creek.

Crossroads are Beach Avenue and Homer Street.

## Amenities & Features

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- |                     |                    |
|---------------------|--------------------|
| ✓ Bike Room         | ✓ Exercise Centre  |
| ✓ Guest Suite       | ✓ Pool; Indoor     |
| ✓ Recreation Center | ✓ Sauna/steam Room |

## Maintenance Fees Include

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



## Location



## Neighbourhood & Walkability — Yaletown

Located on the southern edge of Downtown Vancouver, Yaletown is a vibrant mix of food and shopping locations set on historic brick walkways. With a mix of cafés, restaurants, fashion boutiques, and hair salons, Yaletown is one of Vancouver's most diverse market neighbourhoods. Skyscrapers surround the historic warehouse district, creating homes for many Vancouverites. Yaletown is one of the most densely populated areas in the city, cultivating creative businesses which enjoy ...

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



**Les Twarog**

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