

BUILDING BROCHURE

ROAR-ONE

4387 10th Ave. · Vancouver, BC V6R 2H6 · Point Grey



Scan to view online



1 SOLD · 12 MO
\$1,900,000–\$1,900,000

12-MO SOLD TREND
5.6

Unit Mix

2 Bedroom

1 unit
1,675 – 1,675 sf
from \$1,900,000

3 Bedroom

2 units
1,695 – 1,718 sf
from \$1,800,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,900,000	2 / 3ba	1675 sf	\$1,134	2025-12-23
\$1,998,000	3 / 3ba	1695 sf	\$1,179	2023-04-15
\$1,800,000	3 / 3ba	1718 sf	\$1,048	2021-01-07

YEAR BUILT 2006	LEVELS 4	SUITES 11	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1563	DEVELOPER Haebler Construction
ARCHITECT Hotson Bakker Boniface Haden			

Overview

Roar-one - 4387 West 10th Avenue, Vancouver, BC V6R 2H6, BCS1563 - Located on West 10th Avenue between Timble and Discovery Streets in the desirable Point Grey subarea of Vancouver West, close to Trimble Park, Jericho Park and Pacific Spirit Regional Park. Steps to Jericho Shopping Centre, West Point Grey Jericho Hill Centre, Jericho Tennis Club and Royal Vancouver Yacht Club. Easy access to transit, UBC, University Golf Club and Downtown. Some fine restaurants in the area are Enigma Restaurant, Some Kinda Pasta, Burgoo Bistro, Starbucks, Tim Hortons and many others.

Schools nearby include Queen Mary Elementary, University Hill Secondary and Little Ark Pre-School.

Roar-one is a sensational, award winning concrete and glass five level complex built in 2006 by Haebler Construction. Designed by LWPAC Lang Wilson Practise in Architecture Culture Inc. and Hotson Bakker Boniface Haden Associated Architects - a stunning statement in the architecture world designed from the inside out complex received numerous awards: 2005 National Post Design Exchange Award, 2006 Lieutenant Governors Medal, Award of Excellence, 2006 Lieutenant Governors / AIBC Innovation Award, 2006 Home of the Year Award, Architecture Magazine New York, 2006 ACSA Faculty Design Award, 2008 Governor Generals Medal, Award of Excellence. It consists of 11 units featuring two level of living space, soaring ceilings, floor to ceiling glass windows, aluminum grating sliding screens, patio, in-suite laundry, floor to ceiling aluminium sliding door system and in-floor hot water radiant heat. Complex amenities include courtyard, underground secured parking, additional private bike locker, 750sq foot sky gardens, immense cement storage

locker and elevator. Maintenance fees include garbage pickup, gardening, heat and management. Roar-one is a quiet and secure building that offers condo living at it's finest Live here today!

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Heat
- ✓ Management

Location



Neighbourhood & Walkability — Point Grey

West Point Grey is an affluent residential neighbourhood West Point Grey is an affluent residential neighbourhood known for Jericho and Spanish Banks beach parks, which have mountain views and are popular for swimming and water sports. Casual bistros, creative sushi restaurants and high-end clothing boutiques line West 10th Avenue, the main commercial drag. Running close to

the shore, the Seawall is a paved walking and biking path connecting the area with Downtown.
(source: w...

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



Les Twarog

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