

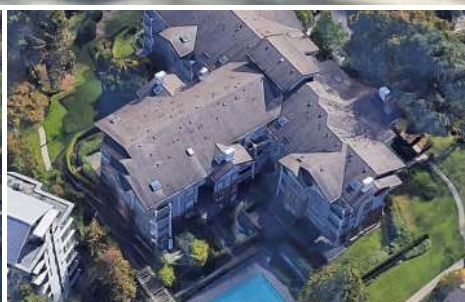
BUILDING BROCHURE

MATTHEWS HOUSE

4883 Maclure Mews Mews · Vancouver, BC V6J 5M8 · Quilchena



Scan to view online



5 FOR SALE
FROM \$855,000

5 SOLD · 12 MO
\$894,250–\$1,320,000



Unit Mix

1 Bedroom

10 units
625 – 769 sf
from \$645,000

2 Bedroom

28 units
753 – 1,059 sf
from \$830,000

3 Bedroom

6 units
1,053 – 1,211 sf
from \$1,200,000

For Sale in Matthews House & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,360,000	3 / 2	1121 sf	\$1,213	209 4885 VALLEY DRIVE
\$978,000	2 / 2	867 sf	\$1,128	103 4883 MACLURE MEWS
\$945,000	2 / 2	811 sf	\$1,165	404 4883 MACLURE MEWS
\$899,000	2 / 2	821 sf	\$1,095	205 4885 VALLEY DRIVE
\$855,000	2 / 2	817 sf	\$1,047	305 4885 VALLEY DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,025,000	2 / 2ba	908 sf	\$1,129	2026-07-15
\$1,028,000	2 / 2ba	983 sf	\$1,046	2026-02-19
\$894,250	2 / 2ba	801 sf	\$1,116	2026-02-09
\$1,320,000	3 / 2ba	1211 sf	\$1,090	2025-11-07

Value & Financing

Price Positioning

\$1130 /sq ft

Active listings here average \$1130/sf vs \$1200/sf across Quilchena.

6% below area average

Mortgage Snapshot

\$4,095 /mo

Entry price (from) **\$855,000**

20% down payment **\$171,000**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 2005	LEVELS 4	SUITES 127	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1162	MANAGEMENT Blueprint Strata Management Inc.

Overview

Matthews House - 4883 Maclure Mews, Vancouver, BC V6J 5M8, BCS1162 - Located on Maclure Mews between Arbutus and Valley Streets in the desirable Quilchena subarea of Vancouver West, close to Arbutus Shopping Centre, Arbutus Club, Arbutus Village Recreation Centre and transportation. The notable landmarks around Matthew House are Quilchena Park, Prince of Wales Park and VanDusen Botanical Garden. Easy access to Arbutus Street and other major routes allows for an easy commute to surrounding destinations including Downtown, Richmond and Burnaby. Schools nearby include Prince of Wales Secondary and Shaughnessy Elementary.

Matthews House is a Shaughnessy-style four level complex built by Polygon in 2005. It consists of 58 units in development and 127 units in strata. Strata loaded with fitness centre, billiard room, clubhouse, meeting room, outdoor pool, playground and charming landscaped courtyard. Units featuring spacious floor plan, 9 ft ceilings, open kitchen with gas stove, gas fireplace, in-suite laundry and walk-in closet, large balcony and private fenced patio for ground floor units. Complex amenities include bike storage, secured parking and lots of visitor parking, storage locker and wheelchair access. Maintenance fees include caretaker, garbage pickup, gardening, hot water, recreation facility and management. Don't miss your opportunity to own this amazing home.

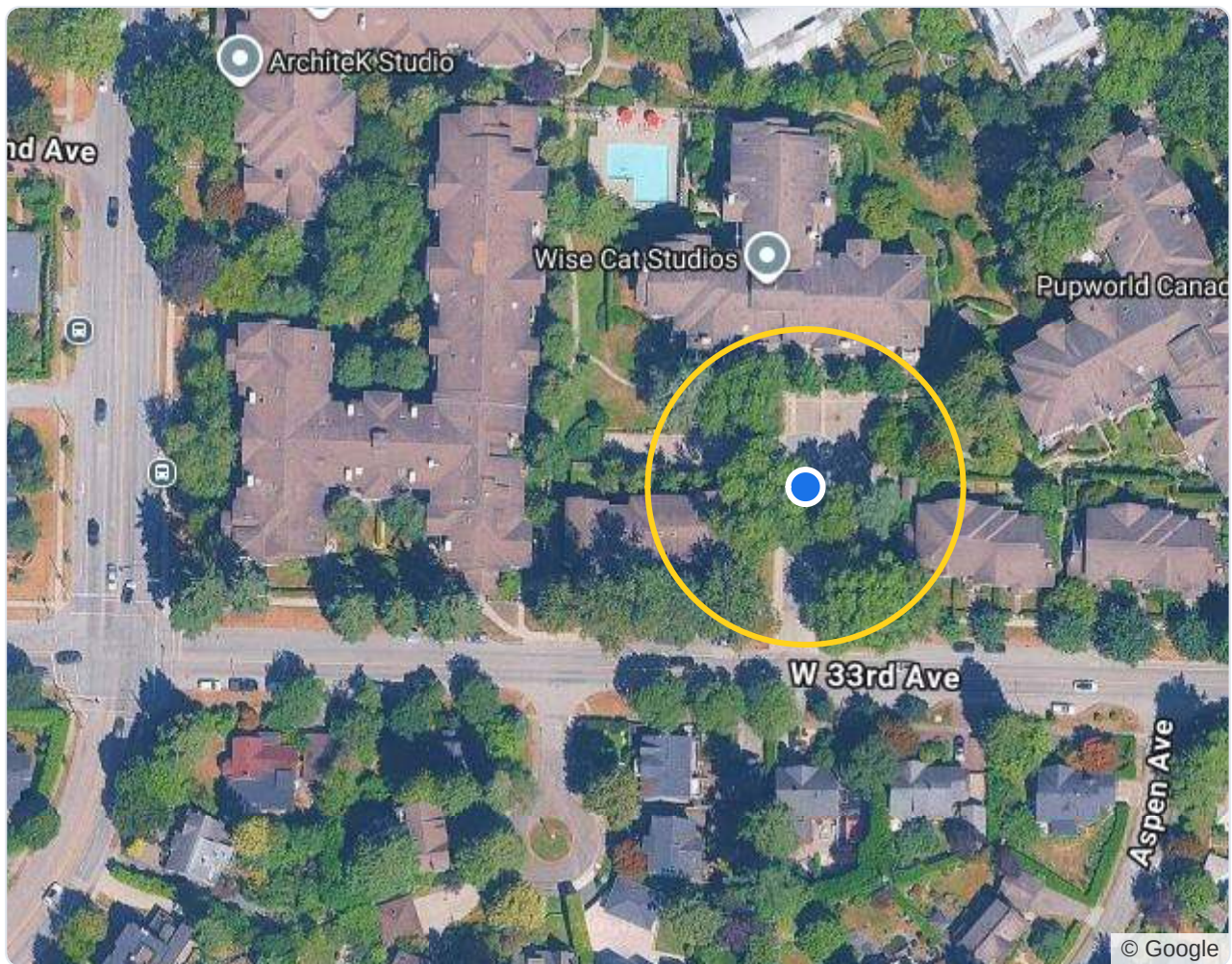
Amenities & Features

✓ None

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ 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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