

BUILDING BROCHURE

LARCHWOOD

5350 Larch St. · Vancouver, BC V6M 4C8 · Kerrisdale



Scan to view online



2 FOR SALE
FROM \$1,499,900

1 SOLD · 12 MO
\$1,499,000–\$1,499,000


12-MO SOLD TREND
-27.3

Unit Mix

1 Bedroom 2 units 665 – 665 sf from \$640,000	2 Bedroom 1 unit 1,156 – 1,156 sf from \$1,285,000	3 Bedroom 15 units 1,386 – 1,938 sf from \$1,320,000
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For Sale in Larchwood & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,898,000	3 / 4	1885 sf	\$1,007	5338 LARCH STREET
\$1,499,900	3 / 2	1442 sf	\$1,040	2459 W 39TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,499,000	3 / 2ba	1511 sf	\$992	2026-06-29
\$1,790,000	3 / 4ba	1748 sf	\$1,024	2025-08-07
\$1,829,750	3 / 3ba	1765 sf	\$1,037	2025-03-23
\$1,868,000	3 / 3ba	1930 sf	\$968	2024-10-30

Value & Financing

Price Positioning \$1024 /sq ft Active listings here average \$1024/sf vs \$1194/sf across Kerrisdale. 14% below area average	Mortgage Snapshot \$7,183 /mo Entry price (from) \$1,499,900 20% down payment \$299,980 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2001	LEVELS 3	SUITES 45	CONSTRUCTION Frame - Wood
EXTERIOR Frame Wood	TITLE TO LAND Freehold Strata	STRATA PLAN LMS4095	DEVELOPER Intracorp
ARCHITECT Ramsay Worden Architects Ltd.		MANAGEMENT Korecki Real Estate Services Inc.	

Overview

Larchwood - 5350 Larch Street, Vancouver, BC V6M 4C8, Canada. Strata plan number LMS4095. Crossroads are Larch Street and West 39th Avenue. Larchwood consists of 45, 3-storey heritage style townhomes. Completed in March 2001. Features 1, 2 and 3 bedroom townhouses. From 658 to 2,144 square feet. Developed by Intracorp. Architectural design by Ramsay Worden Architects. Interior design by Portico Design Group.

Nearby parks include Elm Park, Kerrisdale Centennial Park and Ravine Park. Nearby schools are Ivy Montessori School, Point Grey Secondary, City Vancouver College, Kerrisdale Elementary School and Crofton House School. The closest grocery stores are Sonia's Mini Mart, Southland Farm Market, Dollar Max and Windsor Meat Co Mackenzie Market.

Amenities & Features

- | | |
|-------------|--------------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ Garden | ✓ In Suite Laundry |

Maintenance Fees Include

- | | |
|--------------|-------------|
| ✓ Gas | ✓ Hot Water |
| ✓ Management | |

Location



Neighbourhood & Walkability — Kerrisdale

Kerrisdale is a neighbourhood located in Vancouver's west side. It features a mix of newer houses and older bungalows as well as various low and mid-rise rental and condo apartment buildings in its northern section. The neighbourhood is an ethnic mix of Caucasian and Asian Canadians. It features a shopping district running generally along West 41st Avenue between Larch and Maple Streets and West Boulevard between 37th and 47th Avenues. Although the city officially defines Ker...

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



Les Twarog

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