

BUILDING BROCHURE

# HENRY

5383 Cambie Ave. · Vancouver, BC V5Z 2Z9 · Cambie



Scan to view online



**1** FOR SALE  
FROM \$1,190,000

**3** SOLD · 12 MO  
\$738,000–\$1,220,000

  
12-MO SOLD TREND  
-64.5

# Unit Mix

|                                                               |                                                                   |                                                                   |
|---------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>1 Bedroom</b><br>8 units<br>437 – 720 sf<br>from \$595,000 | <b>2 Bedroom</b><br>5 units<br>784 – 1,005 sf<br>from \$1,038,000 | <b>3 Bedroom</b><br>6 units<br>957 – 1,445 sf<br>from \$1,220,000 |
|---------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|

# For Sale in Henry & Complex

1 currently active

| ASKING      | BEDS / BATHS | SIZE    | \$/SF   | UNIT / ADDRESS         |
|-------------|--------------|---------|---------|------------------------|
| \$1,190,000 | 2 / 2        | 1005 sf | \$1,184 | 104 5383 CAMBIE STREET |

# Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF   | DATE       |
|-------------|---------|---------|---------|------------|
| \$738,000   | 1 / 1ba | 630 sf  | \$1,171 | 2026-06-02 |
| \$790,000   | 1 / 1ba | 720 sf  | \$1,097 | 2026-04-04 |
| \$1,220,000 | 3 / 2ba | 1035 sf | \$1,179 | 2026-03-20 |
| \$785,000   | 1 / 1ba | 609 sf  | \$1,289 | 2024-04-03 |

# Value & Financing

|                                                                                                                                                             |                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Price Positioning</b><br><br><b>\$1184</b> /sq ft<br><br>Active listings here average \$1184/sf vs \$1219/sf across Cambie.<br><br>3% below area average | <b>Mortgage Snapshot</b><br><br><b>\$5,699</b> /mo<br><br>Entry price (from) \$1,190,000<br>20% down payment \$238,000<br>Rate / amortization 5.24% · 25 yr<br><br><i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                    |                                         |                                   |                                      |
|------------------------------------|-----------------------------------------|-----------------------------------|--------------------------------------|
| <b>YEAR BUILT</b><br>2019          | <b>LEVELS</b><br>6                      | <b>SUITES</b><br>48               | <b>CONSTRUCTION</b><br>Concrete      |
| <b>EXTERIOR</b><br>Mixed           | <b>TITLE TO LAND</b><br>Freehold Strata | <b>STRATA PLAN</b><br>EPS6182     | <b>DEVELOPER</b><br>Homei Properties |
| <b>ARCHITECT</b><br>Gbl Architects |                                         | <b>MANAGEMENT</b><br>Confidential |                                      |

## Overview

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Henry- 5383 Cambie Street, Vancouver BC V5Z 2Z9, Canada. A collection of 48 luxurious parkside residences at Cambie & 37th Avenue in the heart of Vancouver's Queen Elizabeth Park neighbourhood. Homes starting from \$499,900. Estimated completion in Fall/Winter 2019. Developed by Homei Properties. Architecture by GBL Architects. Interior design by Portico Design Group.

With a rare blend of refined contemporary architecture and elegant interiors, Henry is the essence of luxury urban living. This six storey community of spacious studio to three bedroom homes is enviably located in the heart of Vancouver, next to the world-renowned Queen Elizabeth Park. Just steps from shops, cafes and everyday essentials along the thriving Cambie corridor, and with convenient connectivity to destinations throughout the region.

Walking distance to Queen Elizabeth Park. Other parks nearby are Oak Meadows Park, VanDusen Botanical Garden, and Columbia Park. Schools nearby are Eric Hamber Secondary School, King David High School, Ecole Secondaire Jules-Verne, Ecole Rose-Des-Vents, Montessori Children's Community, Talmud Torah School, General Wolfe Elementary School, General Brock Elementary, Annie B. Jamieson Elementary School, and Langara College. Grocery stores and supermarkets nearby are Safeway, Nesters Market, Oakridge Fish Market, and Kin's Farm Market. Short drive to Oakridge-41st Avenue Train Station, Oakridge Centre Shopping Mall, and BC Children's Hospital.

## Amenities & Features

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- ✓ Bike Room
- ✓ In Suite Laundry
- ✓ Storage

## Maintenance Fees Include

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- ✓ Caretaker
- ✓ Gas
- ✓ Hot Water
- ✓ Management



## Location



## Neighbourhood & Walkability — Cambie

Cambie is named for Henry John Cambie, chief surveyor of the Canadian Pacific Railway's western division. The first colonial settlers arrived in 1874 when William Mackie, a former gold miner, claimed 65 hectares of land surrounding a former elk pasture that is now Douglas Park, on West 22nd Avenue. The neighbourhood is bounded by Oak and Ontario streets, and West 16th and 41st avenues....

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



### Les Twarog

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