

BUILDING BROCHURE

THE BELMONT - 5425 YEW BUILDING

5425 Yew St. · Vancouver, BC V6M 3X7 · Kerrisdale



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3 FOR SALE
FROM \$1,150,000

2 SOLD · 12 MO
\$1,150,000–\$1,300,000



Unit Mix

2 Bedroom

14 units

1,196 – 1,363 sf

from \$884,000

For Sale in The Belmont - 5425 Yew Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,368,800	2 / 2	1231 sf	\$1,112	802 5425 YEW STREET
\$1,195,000	2 / 2	1325 sf	\$902	402 5425 YEW STREET
\$1,150,000	2 / 2	1196 sf	\$962	403 5425 YEW STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,300,000	2 / 2ba	1356 sf	\$959	2026-05-03
\$1,150,000	2 / 2ba	1359 sf	\$846	2026-02-22
\$1,410,000	2 / 2ba	1363 sf	\$1,034	2024-11-11
\$1,175,000	2 / 2ba	1278 sf	\$919	2024-02-26

Value & Financing

Price Positioning

\$992 /sq ft

Mortgage Snapshot

\$5,508 /mo

Active listings here average **\$992/sf** vs **\$1188/sf** across Kerrisdale.

16% below area average

Entry price (from) **\$1,150,000**

20% down payment **\$230,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1986	LEVELS 13	SUITES 37	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN VAS1647	MANAGEMENT 604 Real Estate

Overview

The Belmont - 5425 Yew Street, Vancouver, BC V6M 3X7, Canada. Strata Plan VAS1647 - Located on Yew Street and West 38th Avenue in the desirable Kerrisdale subarea of Vancouver West, close to Kerrisdale Arena, Library and Kerrisdale Community Centre, minutes to UBC. The notable landmarks around The Belmont are Kerrisdale Park, Elm Park, Ravine Park, VanDusen Botanical Garden and McCleery Golf Course. Direct access to West Boulevard and other major routs allows for an easy commute to surrounding destinations including Downtown, Richmond and Burnaby.

The Belmont is close to Point Grey Secondary and Quilchena Elementary Schools, Bumblebee Pre-School Society and Ivy Montessori School. Some excellent restaurants in the area include White Spot Restaurant, Orange Corner Crepe House, Shota Sushi, Avenue World Restaurant and many others.

The Belmont is a 13 level complex built in 1986. It consists of 37 units featuring great floor plan with spacious principal rooms, modern energy efficient windows, enclosed balcony, in-suite laundry and storage, fireplace and walk-in closet. Complex amenities include elevator, secure underground parking and beautiful garden. Maintenance fees include garbage pickup, gardening, hot water and management. Don't miss your opportunity to own this amazing home.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Garden

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Gardening
- ✓ Management

Location



Neighbourhood & Walkability — Kerrisdale



Exceptional — most errands on foot

150 dining

13 groceries

25 transit

7 parks

3 schools

within a 10-minute walk (~800 m)

Homeslice Cafe & Bakery — 210 m

NewLink College — 220 m

Ravine Park — 5 min walk

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...

*Walkability estimated from nearby amenities (OpenStreetMap). Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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