

BUILDING BROCHURE

FOLIO

5955 Iona Dr. · Vancouver, BC V6T 2L4 · University



Scan to view online



3 FOR SALE
FROM \$879,000

2 SOLD · 12 MO
\$615,000–\$2,110,000


12-MO SOLD TREND
-23.1

Unit Mix

1 Bedroom 9 units 576 – 778 sf from \$615,000	2 Bedroom 11 units 752 – 1,205 sf from \$825,000	3 Bedroom 2 units 2,386 – 2,386 sf from \$2,110,000
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For Sale in Folio & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$2,188,000	3 / 4	2386 sf	\$917	5952 CHANCELLOR MEWS
\$1,018,000	2 / 2	1084 sf	\$939	311 5955 IONA DRIVE
\$879,000	2 / 2	942 sf	\$933	207 5955 IONA DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$615,000	1 / 1ba	586 sf	\$1,049	2026-05-16
\$2,110,000	3 / 4ba	2386 sf	\$884	2025-12-28
\$1,435,000	2 / 2ba	1205 sf	\$1,191	2025-05-17
\$736,000	1 / 1ba	671 sf	\$1,097	2024-11-03

Value & Financing

Price Positioning \$930 /sq ft Active listings here average \$930/sf vs \$1187/sf across University. 22% below area average	Mortgage Snapshot \$4,210 /mo Entry price (from) \$879,000 20% down payment \$175,800 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 2006	LEVELS 4	SUITES 84	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Leasehold Prepaid-strata	STRATA PLAN BCS2142	DEVELOPER Intracorp

Overview

Folio - 5955 Iona Drive, Vancouver, BC V6T 2L4, Canada. Strata plan number BCS2142. Crossroads are WESTbrook Mall and Iona Drive. Folio is 4 stories with 84 units. Built in 2006. Attractive exterior with a wonderful lagoon/water feature in the centre courtyard. Excellent outdoor space, functional layouts, penthouses with views up the BC coast, the Northshore Mountains, English Bay and much more. Developed by Intracorp. Architecture by Ramsay Worden Architects. Maintenance fees includes Caretaker, Garbage Pickup, Gardening, Garbage Pickup, Hot Water and Management.

Nearby parks include Rose Garden, Nitobe Memorial Garden and Jim Taylor Park. Nearby schools include St. Mark's College, University Hill Elementary School, University Hill High School and University of British Columbia. The closest grocery stores are Yi Kou Xiang, Prime News and Save-On-Foods. Nearby coffee shops include Great Dane Coffee, Starbucks and The Boulevard Coffee Roasting Co. Nearby restaurants include Bernoulli's Bagel and Pacific Spirit Place.

[View the interactive map of UBC](#)

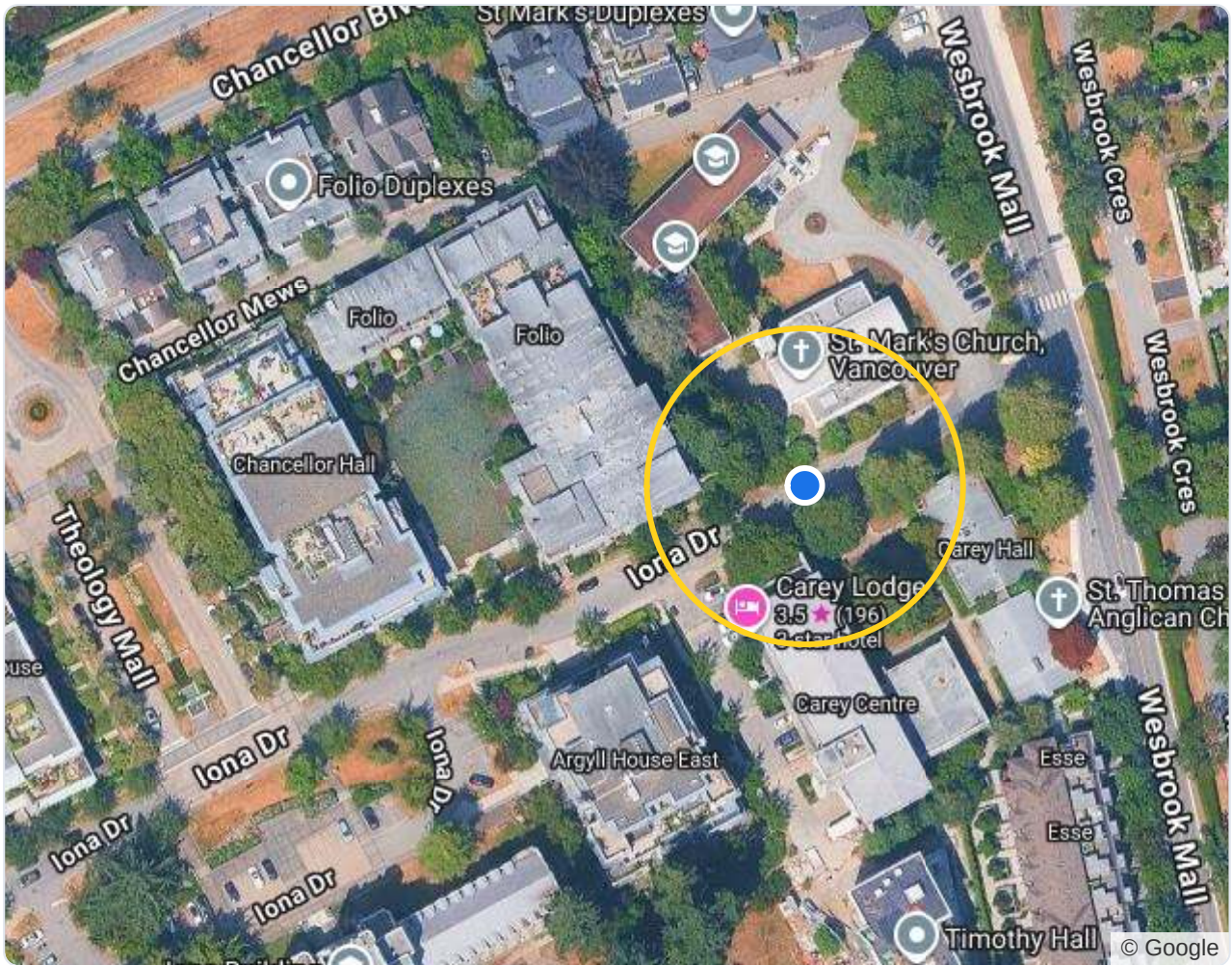
Amenities & Features

- | | |
|-------------|---------------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ Garden | ✓ In Suite Laundry |
| ✓ Storage | ✓ Wheelchair Access |

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — University

In 1907, the government of British Columbia passed an Endowment Land Act, which gave the Lieutenant Governor the power to set aside land that could be sold to fund a provincial university. In 1910, a site commission recommended that UBC be built at the tip of Point Grey, and years later, in 1920, roughly 3,000 acres of land on the Point Grey peninsula was set aside to turn the dream of a provincial university into a reality with the creation of The University of British Colum...

Full Walk Score® at walkscore.com.



Les Twarog

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