

BUILDING BROCHURE

EVELYN - 868 ARTHUR ERICKSON BUILDING

868 Arthur Erickson Pl. · West Vancouver, BC V7T 1J1 · Park Royal



2 FOR SALE
FROM \$1,390,000

12-MO SOLD TREND
-3.2

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom 4 units 956 – 998 sf from \$999,000	2 Bedroom 15 units 1,100 – 1,204 sf from \$1,310,000	3 Bedroom 2 units 1,960 – 2,005 sf from \$2,850,000
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For Sale in Evelyn – 868 Arthur Erickson Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,498,000	2 / 2	1100 sf	\$1,362	401 888 ARTHUR ERICKSON PLACE
\$1,390,000	2 / 2	1164 sf	\$1,194	100 888 ARTHUR ERICKSON PLACE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,495,000	2 / 2ba	1155 sf	\$1,294	2025-06-01
\$1,546,000	2 / 2ba	1135 sf	\$1,362	2024-11-25
\$1,220,000	1 / 2ba	998 sf	\$1,222	2024-05-07
\$1,540,000	2 / 2ba	1144 sf	\$1,346	2024-04-25

Value & Financing

Price Positioning \$1278 /sq ft Active listings here average \$1278/sf vs \$998/sf across Park Royal. 28% above area average	Mortgage Snapshot \$6,657 /mo Entry price (from) \$1,390,000 20% down payment \$278,000 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 2013	LEVELS 3	SUITES 71	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2592	DEVELOPER Onni Group Of Companies
MANAGEMENT Rancho Management Services (b.c.) Ltd.			

Overview

At Forest's-Edge Evelyn - 868 Arthur Erickson Place, West Vancouver, BC V7T 1J1, Canada. Strata plan number EPS2592. Crossroads are Arthur Erickson Place and Evelyn Drive. This strata is comprised of 2, 7-storey buildings and 4 townhouses total of 71 units. And this townhome is 3 storeys with 2 bedroom + den ranging from 1705 to 1740 square feet. Completed in Winter of 2013. The master-planned community has total of 349 units. Developed by Onni. Architecture by Ciccozzi Architecture Inc. Interior design by Onni in-house.

The master-planned community will span 22 acres and feature west coast modern residences on West Vancouver's Sentinel Hill. Residing at Evelyn is a park-like living experience. Private terraces provide homeowners with their own garden space, accentuated by the natural surroundings and trees. Homes are organized so that nearly everyone has southern views and ample sun exposure. Meticulous attention has been placed on the ground level experience as well, with water features, wandering paths and pedestrian walkways which are central to Evelyn's urban expression.

Nearby parks include Leyland Park, Ambleside Park, Hugo Ray Park and Klahanie Park. Schools nearby are St. Anthony's School, Hollyburn Elementary, Ecole Cedardale-Primary and Ridgeview Elementary School. Grocery stores or supermarkets nearby are Kins Farm Market, Osaka Supermarket, Whole Foods Market, Fresh St. Market - West Vancouver and Persia Foods Produce Markets. Short drive to Park Royal Shopping Centre, Ambleside Beach, Capilano RV Park and West Vancouver Cricket Club.

Other buildings in complex:

Cliffside One - 988 Keith Road

Cliffside Two - 918 Keith Road

Cliffside Three - 908 Keith Road

Cliffside Four - 870 Keith Road

At Forest's-Edge Apartments - 866 Arthur Erickson Place, 888 Arthur Erickson Place

At Forest's-Edge Townhomes - 886 Arthur Erickson Place, 882 Arthur Erickson Place, 880 Arthur Erickson Place

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

✓ Garbage Pickup

✓ Hot Water

✓ Recreation Facility

✓ Gardening

✓ Management

Location



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