

BUILDING BROCHURE

CAMFRAY GARDENS

5520 Joyce St. · Vancouver, BC V5R 4H6 · Killarney VE



Scan to view online



3 FOR SALE
FROM \$334,900

12-MO SOLD TREND
-31.2

Unit Mix

Studio

1 unit
382 – 382 sf
from \$289,000

1 Bedroom

5 units
448 – 476 sf
from \$334,900

For Sale in Camfray Gardens & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$500,000	1 / 1	448 sf	\$1,116	208 5520 JOYCE STREET
\$398,000	1 / 1	448 sf	\$888	304 5520 JOYCE STREET
\$334,900	1 / 1	448 sf	\$748	313 5520 JOYCE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$289,000	— / 1ba	382 sf	\$757	2023-10-15
\$418,000	1 / 1ba	476 sf	\$878	2023-04-30
\$420,000	1 / 1ba	461 sf	\$911	2022-05-07

Value & Financing

Price Positioning

\$917 /sq ft

Active listings here average **\$917/sf** vs **\$911/sf** across Killarney VE.

In line with the area

Mortgage Snapshot

\$1,604 /mo

Entry price (from) **\$334,900**

20% down payment **\$66,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1989	LEVELS 3	SUITES 27	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN VAS2393	DEVELOPER Kraftsmen Group Of Companies

Overview

5520 Joyce Street - 5520 Joyce Street, Vancouver, BC V5R 5K5, VAS2393 - located in Killarney area of Vancouver East, near the crossroads Joyce Street and Kingsway. This complex has a great location, just across from Sir Guy Carleton Community Elementary. London Drugs, Hyun Dae Supermarket, Tiny Bubbles Pre-school, Collingwood Park, BM Chan International Cosmetology College, Gaston Park, Melbourne Park, Aberdeen Park with its playground are within minutes of walk from the complex. Weir Elementary, Killarney Park, Killarney Rink, Killarney Secondary School, Central Park with its Pitch and Putt are close to the development. The bus stops at the door. Joyce Skytrain Station is a walking distance away. This complex has an easy access to Trans-Canada Hwy1 through Boundary Road. This building was built in 1989 by Kraftsmen Group of Companies. This three-level building has a frame-wood construction. There are 27 units in development and in strata. The features are shared laundry and a beautiful courtyard. A lot of units have been renovated and offer laminate hardwood floors, new kitchen and bathroom tiles, new kitchen and bathroom cabinets and new kitchen countertops.

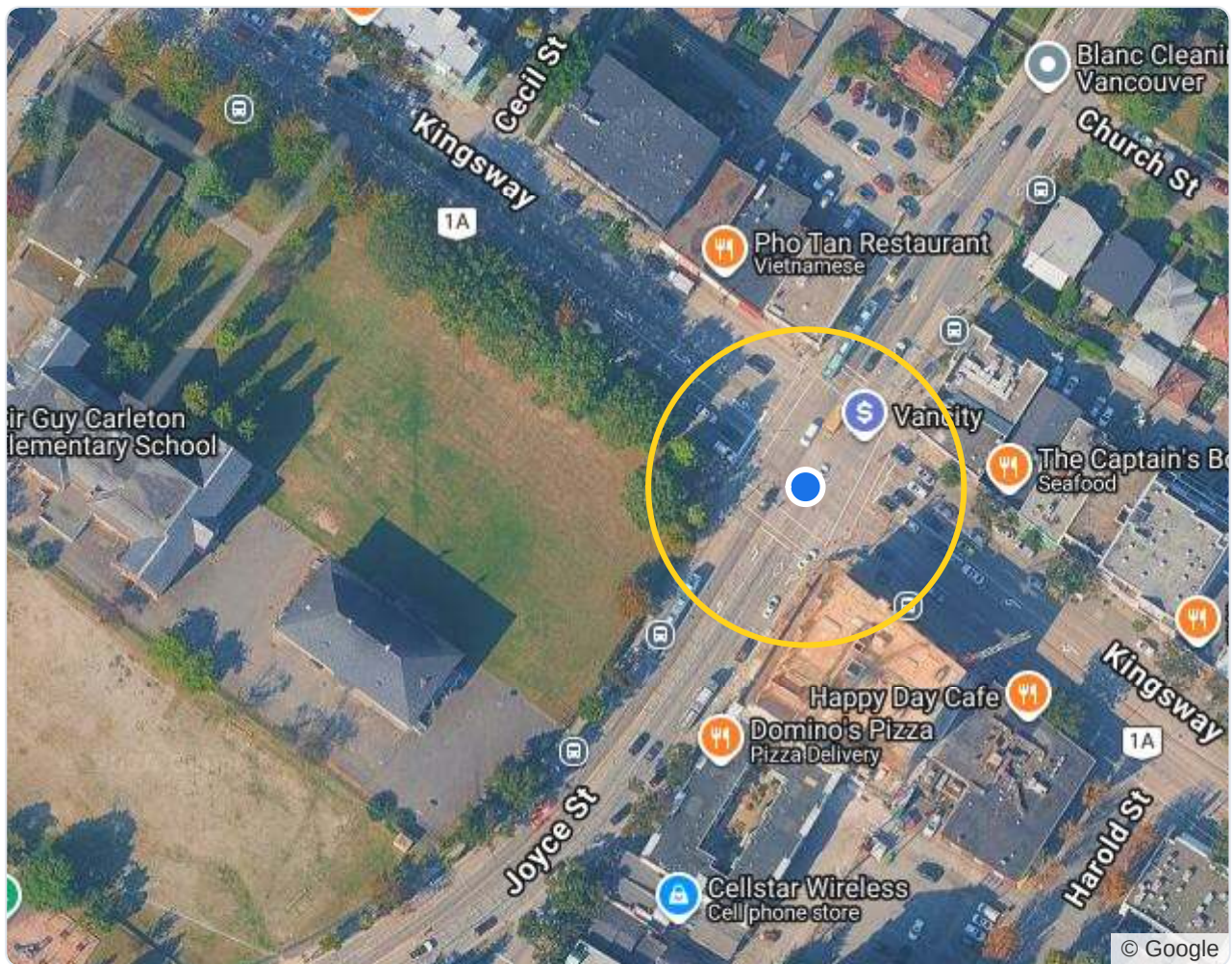
Amenities & Features

- ✓ Shared Laundry

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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