

BUILDING BROCHURE

DUNBAR COURT

3349 Dunbar St. · Vancouver, BC V6S 2B9 · Dunbar







1 FOR SALE
FROM \$1,199,000

12-MO SOLD TREND
1.6

Unit Mix

3 Bedroom

4 units

1,271 – 1,561 sf

from \$1,199,000

For Sale in Dunbar Court & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,199,000	3 / 2	1271 sf	\$943	102 3349 DUNBAR STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,300,000	3 / 3ba	1561 sf	\$833	2023-02-13
\$1,209,000	3 / 2ba	1285 sf	\$941	2021-12-28
\$1,280,000	3 / 2ba	1525 sf	\$839	2021-01-16

Value & Financing

Price Positioning

\$943 /sq ft

Active listings here average \$943/sf vs \$1280/sf across Dunbar.

26% below area average

Mortgage Snapshot

\$5,742 /mo

Entry price (from) **\$1,199,000**

20% down payment **\$239,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1995	LEVELS 4	SUITES 5	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata		STRATA PLAN LMS2060

Overview

Dunbar Court - Dunbar Court, Vancouver, BC V6S 2B9, strata plan LMS2060 - Located on Dunbar Street and West 17 Avenue in the desirable Dunbar subarea of Vancouver West, close to Dunbar Community Centre, Stong's market and Choices Market, library, transit and UBC. The notable landmarks around this complex are Pacific Spirit Regional Park, Almond Park and Balaclava Park. Direct access to Dunbar Street and other major routs allows for an easy commute to surrounding destinations including Downtown, Richmond and Burnaby.

Schools nearby are Queen Elizabeth Elementary School, Lord Byng Secondary School, Monkey See Monkey Do Montessori and Bayview Community Preschool. Some excellent restaurants in the area include Lanotte Restaurant, Jethro's Fine Grub, Dunbar Sushi and many others.

Dunbar Court is a three level complex built in 1995. It consists of 5 units featuring huge roof top deck, vaulted beam ceiling in living room, gas fireplace and open dining room, walk-in closet, private deck, storage and underground garage. Maintenance fees include garbage pickup, gardening and management. Don't miss your opportunity to own this amazing home.

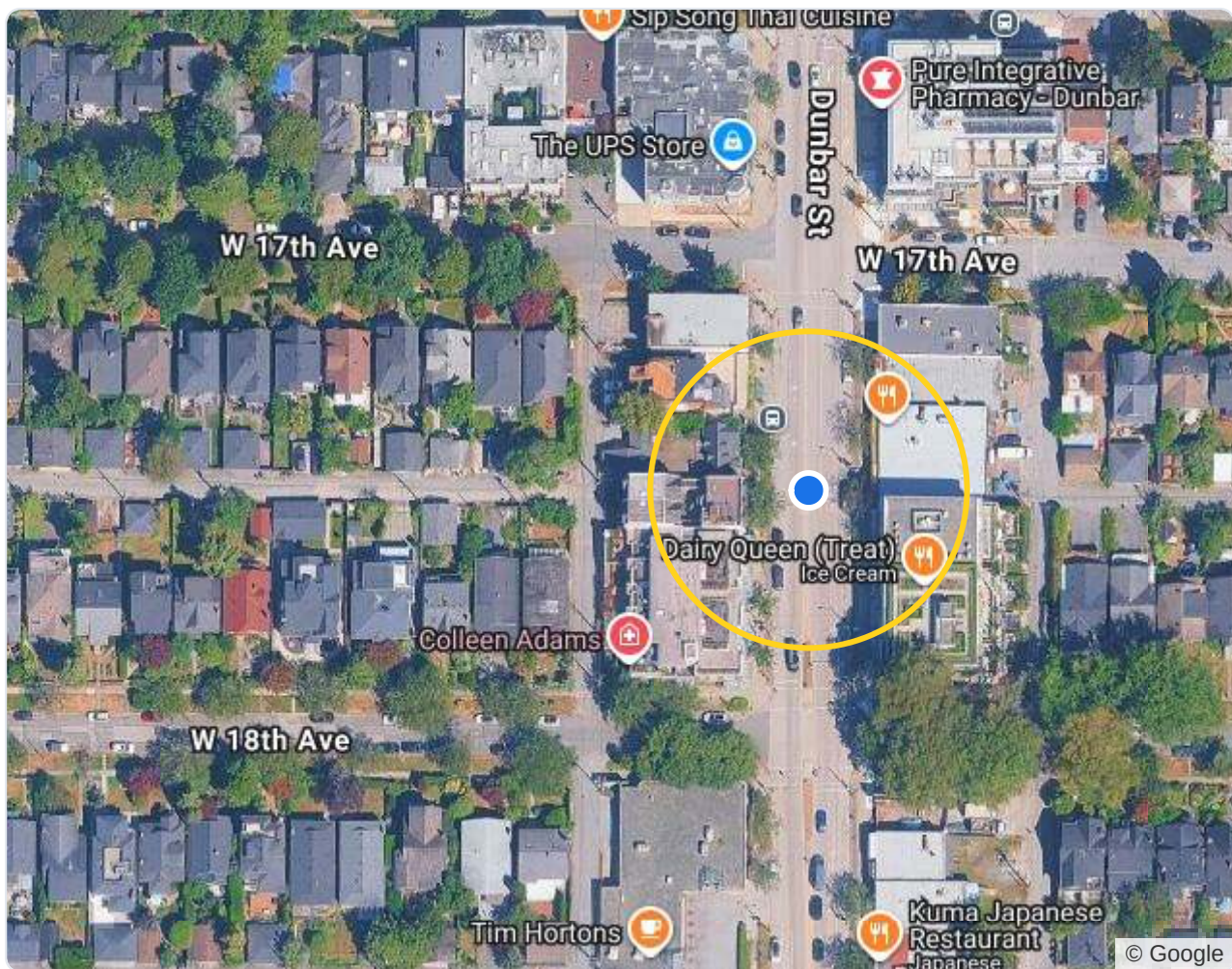
Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Other

Location



Neighbourhood & Walkability — Dunbar

Dunbar-Southlands is a mature community of quiet, residential streets lined with grand old trees, serene parks, convenient Dunbar Village shopping area, and the lovely McCleery Golf Course. Dunbar-Southlands is home to the Musqueam First Nation land, as well as the unique urban country neighbourhood of Southlands. This area is in the southwestern section of the city, north of the Fraser River and east of the University of British Columbia and Pacific Spirit Regional Park. Arc...

Full Walk Score® at walkscore.com.



Les Twarog

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