

BUILDING BROCHURE

HAZELTON COURT

6237 West Boulevard Blvd. · Vancouver, BC V6M 3X4 · Kerrisdale



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Unit Mix

2 Bedroom

3 units

1,033 – 1,111 sf

from \$832,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$832,000	2 / 2ba	1033 sf	\$805	2024-04-22
\$835,000	2 / 2ba	1111 sf	\$752	2023-03-15
\$880,000	2 / 2ba	1054 sf	\$835	2022-06-07

YEAR BUILT 1998	LEVELS 4	SUITES 22	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata		STRATA PLAN LMS3667

Overview

Hazelton Court - Hazelton Court, Vancouver, BC V6M 3X4, LMS3667 - Located on West Boulevard and West 46th Avenue in the desirable Kerrisdale subarea of Vancouver West, close to Kerrisdale Arena, Library and Kerrisdale Community Centre, minutes to UBC. Steps to Kerrisdale Centennial Park, Elm Park, Maple Grove Park, VanDusen Botanical Garden, McCleery Golf Course and Marine Drive Golf Course. Direct access to West Boulevard and other major routes allows for an easy commute to surrounding destinations including Downtown, Richmond and Burnaby.

Walking distance to Magee Secondary School, Maple Grove Elementary School, Bumblebee Pre-School Society and Montessori Kerrisdale School. Some excellent restaurants in the area include George's Pizza and Steakhouse, Kerrisdale Kitchen, Shota Sushi, Benton Brothers Fine Cheese and many others.

Hazelton Court is a four level concrete complex built in 1998. It consists of 22 units featuring bright and spacious layout, open style kitchen, gas fireplace, in-suite laundry and storage space, covered balcony, underground parking and elevator. Maintenance fees include garbage pickup and management. Don't miss your opportunity to own this amazing home.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Management

Location



Neighbourhood & Walkability — Kerrisdale

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...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



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