

BUILDING BROCHURE

SIXTEEN WILLOWS - 780 15TH BUILDING

780 WEST 15th Ave. · Vancouver, BC V5Z 1R5 · Fairview



6 FOR SALE
FROM \$399,888

12-MO SOLD TREND
41.6

Unit Mix

1 Bedroom 7 units 642 – 857 sf from \$522,500	2 Bedroom 5 units 826 – 1,029 sf from \$815,000	3 Bedroom 5 units 1,078 – 1,650 sf from \$972,000
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For Sale in Sixteen Willows - 780 15th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,590,000	3 / 3	1650 sf	\$964	796 W 15TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$740,000	1 / 1ba	857 sf	\$863	2025-08-14
\$703,000	1 / 1ba	710 sf	\$990	2024-10-20
\$1,300,000	3 / 3ba	1624 sf	\$800	2024-07-25
\$944,000	2 / 2ba	1029 sf	\$917	2024-03-15

Value & Financing

Price Positioning \$964 /sq ft Active listings here average \$964/sf vs \$1180/sf across Fairview. 18% below area average	Mortgage Snapshot \$1,915 /mo Entry price (from) \$399,888 20% down payment \$79,978 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 1995	LEVELS 4	SUITES 76	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1748	MANAGEMENT First Service Residential

Overview

Sixteen Willows at 780 West 15th Avenue, Vancouver, BC V5Z 1R6 - LMS1748. Located in the Fairview area of Vancouver West, near the crossroads of West 15th Avenue and Willow Street. Sixteen Willows is a low-rise building that offers 76 units over 4 levels and was built in 1995. Some of the features offered include a bike room, in-suite laundry, wheelchair access, storage, parking and a whirlpool.

Located in the heart of Fairview, it is strategically located within walking distance to all the desirable amenities, and a short drive to downtown Vancouver. Close to Shalhevet Girls High School, Atlas Driving School, Catholic Churches & Institutions, Blessed Sacrament School, Edith Cavell Elementary and Gateway College. Steps to Heather Park, Douglas Park, Willow Park and Shaughnessy Park. Nearby restaurants include Rebellious Tomato Gourmet Pizza, De Dutch Pannekoek House, Zaccary's Pizza, Thai Away Home, Dutch Wooden Shoe Cafe, Cafe Gloucester, SalaThai, Kirin Restaurant, Veggie Favour Vegetarian Food Store, Choices Market, Safeway and City Square. Nearby shopping and entertainment include Bahmbu Clothing, Shop Cocoon, Shoppers Drug Mart, Romeo + Juliet Clothing, Erika Fashions, Dressed In Tyme, Mulberry Fashions, Shoppers HomeHealthCare, Park Theatre (Festival Cinemas) and Global Digital Studios. Also close to Cambie Surgery Centre, Providence Health Care, UBC Hospital Foundation, University Of British Columbia, Vancouver General Hospital, and Canada Diagnostic Centres.

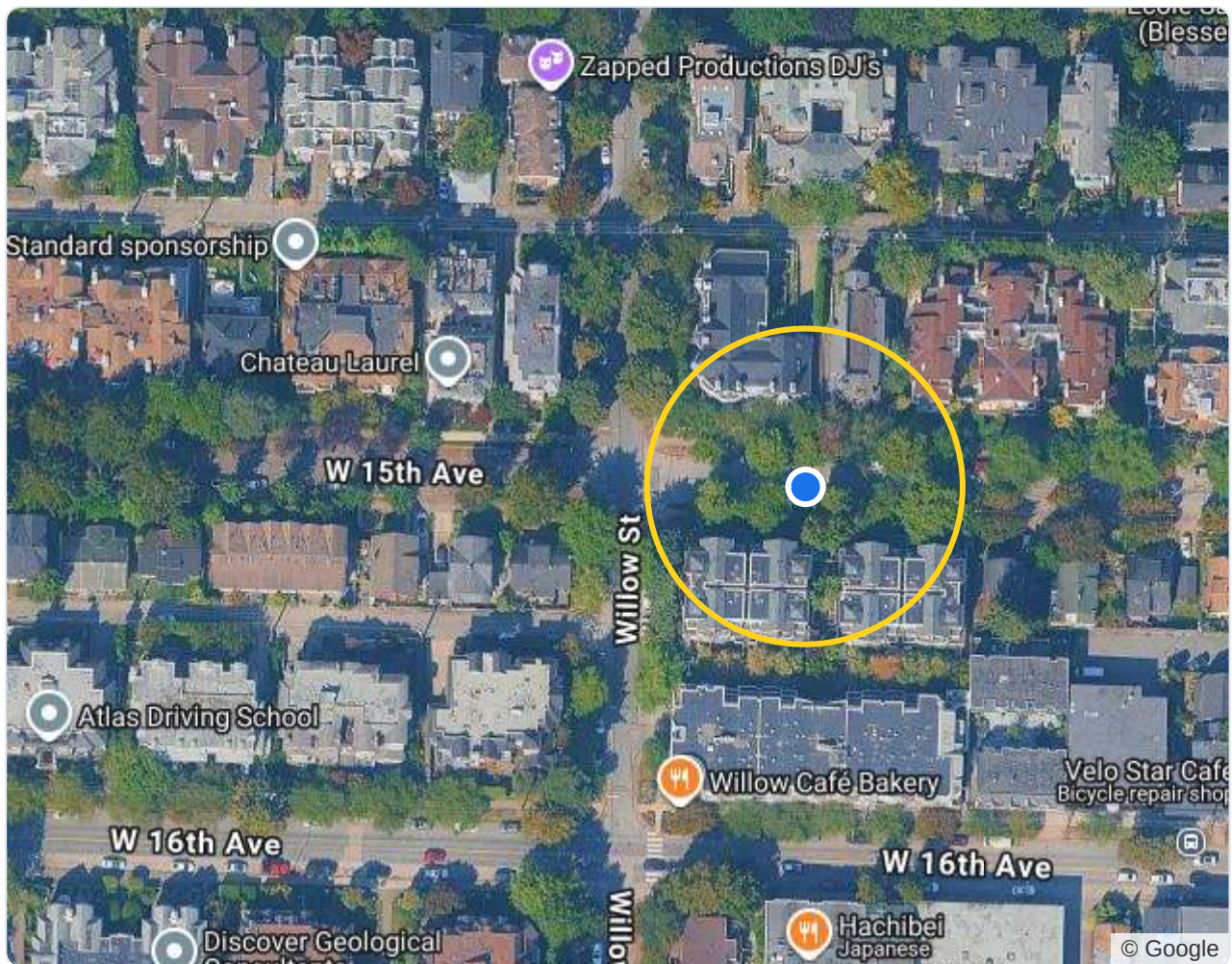
Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Bike Room | ✓ In Suite Laundry |
| ✓ Wheelchair Access | |

Maintenance Fees Include

- | | |
|------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Management |

Location



Neighbourhood & Walkability — Fairview

Fairview is a neighbourhood on the west side of the city of Vancouver, British Columbia, Canada. It runs from 16th Avenue in the south, to Burrard Street in the west, to Cambie Street in the east, and to False Creek in the north. Central Broadway is an important commercial and employment centre focused around Vancouver General Hospital and other health-related institutions, including the BC Cancer Agency, BC Cancer Research Centre, BC Healthy Living Alliance, and the BC Centr...

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



Les Twarog

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