

BUILDING BROCHURE

TALISHAN WOODS

1545 EAST 2nd Ave. · Vancouver, BC V5N 1C8 · Grandview VE



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3 FOR SALE
FROM \$389,900

1 SOLD · 12 MO
\$498,000-\$498,000

12-MO SOLD TREND
-5.2

Unit Mix

Studio

11 units
429 – 463 sf
from \$319,000

1 Bedroom

8 units
528 – 619 sf
from \$489,000

For Sale in Talishan Woods & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,999	1 / 1	587 sf	\$852	305 1545 E 2ND AVENUE
\$419,000	— / 1	455 sf	\$921	210 1545 E 2ND AVENUE
\$389,900	— / 1	453 sf	\$861	214 1545 E 2ND AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$498,000	1 / 1ba	610 sf	\$816	2026-03-04
\$436,000	— / 1ba	463 sf	\$942	2025-07-16
\$489,000	1 / 1ba	611 sf	\$800	2025-06-19
\$538,000	1 / 1ba	595 sf	\$904	2024-11-10

Value & Financing

Price Positioning

\$878 /sq ft

Active listings here average \$878/sf vs \$1012/sf across Grandview VE.

13% below area average

Mortgage Snapshot

\$1,867 /mo

Entry price (from) **\$389,900**

20% down payment **\$77,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1976	LEVELS 3	SUITES 48	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN VAS394	MANAGEMENT Associa

Overview

Talishan Woods â€“ 1545 2nd Avenue East, Vancouver, BC V5N 1C8, VAS394 â€“ This well maintained building is situated between East Vancouverâ€™s Woodland Drive and Cotton Drive. This is centrally located, just 1 block from the trendy Commercial Drive area and minutes away from Chinatown and Downtown. Enjoy the convenience being close to local shops, cafes, restaurants, recreation centers, transits and a whole lot more! Talishan Woods is a three storey building with 48 units built in 1976. This great building has had many updates including balcony upgrades and painted exterior. The building features an elevator, shared laundry, lots of storage and secured parking for its residents. ï»¿

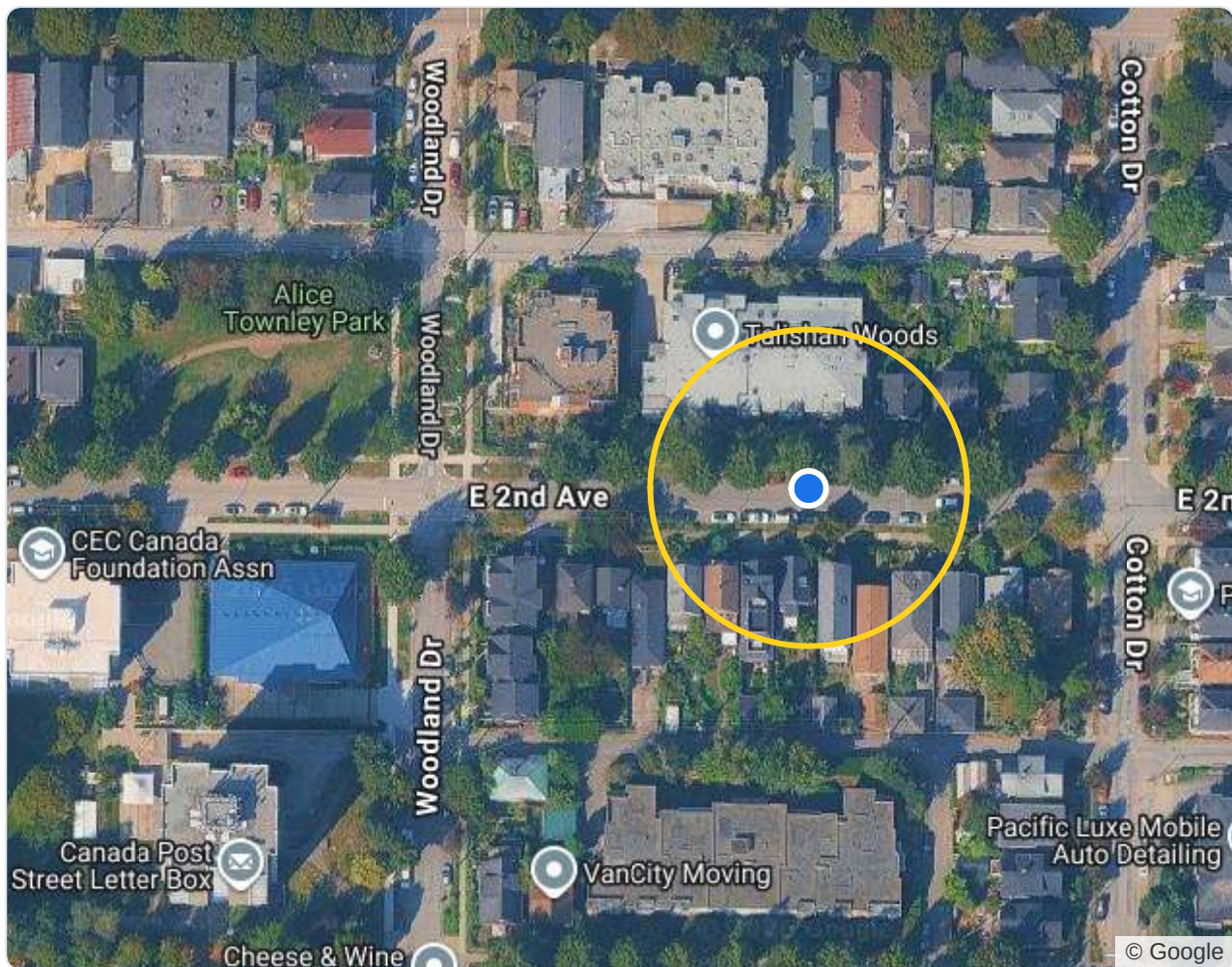
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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