

# RESIDENT EXPERTS

ENGEL&VÖLKERS®



## Welcome to Tapestry at Wesbrook Village

406 - 3382 WESBROOK MALL | VANCOUVER, BC





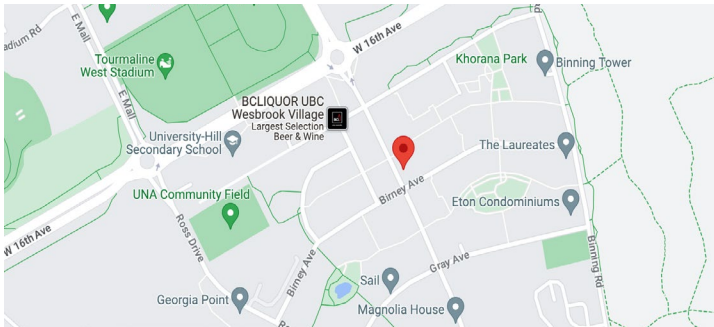
## Facts & Features

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<u>Offered At:</u> \$1,592,000	<u>Living Area:</u> 1,258 sq.ft.	<u>Outdoor Space:</u> Covered Balcony	<u>Year Built:</u> 2010
<u>Bedrooms:</u> 1 + Den	<u>Bathrooms:</u> 2	<u>Parking:</u> 1	<u>Pets &amp; Rentals Allowed:</u> 1 Cat or Dog Allowed Rentals Min 1yr Tenancy
<u>Taxes</u> \$2,068.96 (2023)	<u>Annual UBC Levy:</u> \$1,407.06 (2022)	<u>Tapestry Fee:</u> \$1,442/month + \$543/ month for second resident	<u>Maintenance Fee:</u> \$611.51 Incl: Gas, Hot Water, Tel, Cable & Internet

# Reasons We Love This Location.

- Steps to Pacific Spirit trails
- Steps to Transit
- 1 minute walk to Togo Sushi
- 2 minute walk to Save On Foods
- 2 minute walk to Shoppers Drug Mart
- 2 minute walk to Doughgirls Bakeshop
- 2 minute walk to VNYS Yoga Studio
- 3 minute walk to Wesbrook Community Centre
- 3 minute drive to UBC Botanical Garden
- 6 minute drive to University Golf Club
- 6 minute drive to UBC Aquatic Centre
- 7 minute drive to Shaughnessy Golf & Country Club
- 8 minute walk to UBC Farm
- 8 minute drive to Spanish Banks





Welcome to your new home in the prestigious Wesbrook Village at UBC! Experience an unparalleled lifestyle in this spacious apartment, where natural light pours in, creating a warm and inviting atmosphere. Transformed from its original 2-bedroom design, this apartment now boasts a spacious open-plan layout, making it an ideal den or family room. The flexible nature of this living space allows for easy conversion back to its original design if desired, promising versatility to suit your lifestyle needs. This rare upper NW corner unit in the Tapestry community offers unobstructed views of Wesbrook Square, sparkling waterways, and lush landscaping. Stay cozy in the colder months with radiant in-floor heating, and enjoy the comfort of air conditioning during the summer.

This 55+ oriented community provides a world-class, award-winning living experience with an array of resort-like amenities, ensuring that every day feels like a luxurious getaway. At Tapestry, you'll have access to a 24-hour concierge service, weekly housekeeping, and a 24-hour emergency communication system for your peace of mind. Indulge in the on-site spa and salon, dine at the in-house Restaurant or choose in-suite food service, or participate in a variety of fitness programs and regular community outings and field trips. The fantastic gym, theater, billiards room, library, golf simulator, hobby shop, and coffee bistro are just a few of the amazing amenities you'll find here. Socialize and engage with your community through weekly events such as trips to markets, museum tours, receptions, and more. The demonstration kitchen and rooftop garden with fire pit are perfect spaces for entertaining guests and making unforgettable memories.

Nestled in the heart of Wesbrook Village, Tapestry is just steps away from some of the best attractions, restaurants, and coffee shops the area has to offer. Whether it's coffee, bank, restaurants, or groceries, everything you need is right at your doorstep. Nature lovers will appreciate being just a block away from Pacific Spirit Park's picturesque trails, while the nearby bus stop provides a convenient 3-minute ride to the aquatic center. Don't miss this extraordinary opportunity to live in luxury at Tapestry, where every day is an adventure waiting to be discovered!

Please note that a health evaluation is required for all new residents to ensure the well-being of the community.



## Additional Upgrades to #406 from Original Design

### Laundry / Storage Room:

- Full cabinetry, shelving, and storage closet for maximum organization
- Granite countertop with Commercial SS Farm sink and spray wand faucet for easy cleaning

### Living Room / Dining Room / Kitchen:

- Stand-up bar area upgraded and additional millwork added for extra storage for glassware, crystal, etc.
- Upgraded all suite lighting to energy-efficient LED lighting, reducing energy bills to approximately \$70/month
- Additional full wall/floor-to-ceiling mirror on the south side of the dining area for a more spacious feel
- Installed a wall safe with concealing millwork door for added security
- Several curtain rods and floor-to-ceiling curtain panels to soften the north window wall of the den area and the entry side of the kitchen for a cozy atmosphere
- Custom paint color throughout the space for a personalized touch
- Adorned with a fresh coat of paint as of May 2023, offering rejuvenated ambiance

### Principal Bedroom:

- Full built-in cabinetry, writing desk, headboard, and bulkhead with custom lighting for a luxurious feel
- Upgraded closet with custom millwork and new directional track lighting for maximum organization

### Principal Bathroom:

- Bathroom upgrades include a 3-way vanity mirror, pocket door to provide more space, custom rails, and cupboard fittings for a functional and stylish space

### Den/Second Bedroom:

- Second bedroom was converted to a den/family room with dual access/flow and entertainment cabinets for a versatile dual access flow
- The space was carefully engineered to provide a floor-to-ceiling millwork piece to enclose large screen TV and accessories, books, keepsakes, etc.
- Flooring upgraded throughout from original carpet to Engineered Hardwood and Ceramic tile
- All custom millwork was added in matching finish to the original base cabinetry for a cohesive and stylish look throughout the space.



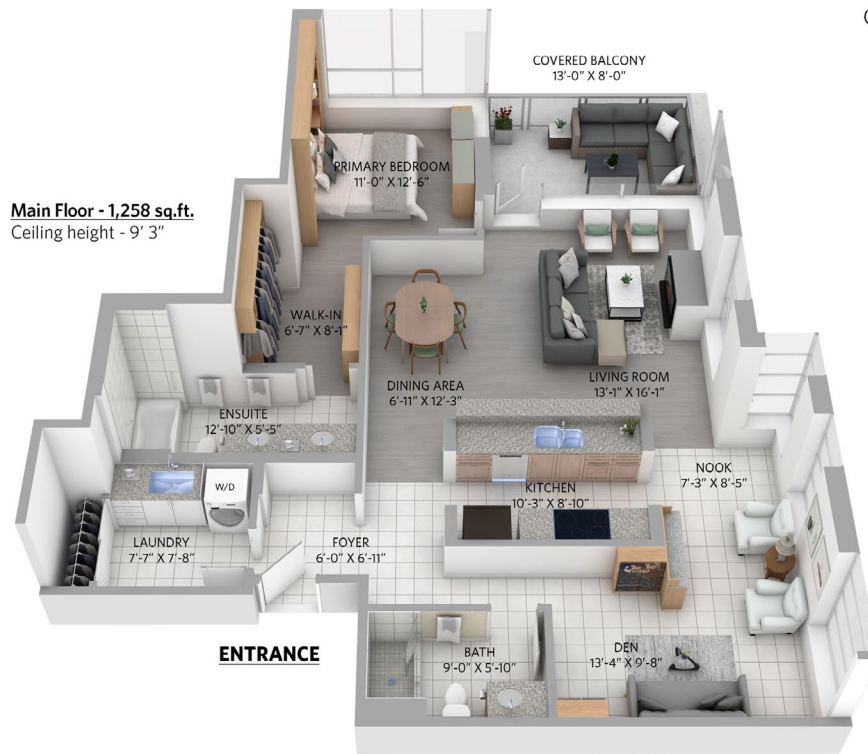
## Tapestry Amenities

- Rooftop patio with garden and ocean views
- Full-service restaurant
- Pub with on-tap local brewery beer
- Computer lab
- Fully integrated UBC classroom
- Woodworking shop
- Theatre
- High-definition golf simulator featuring world class golf courses
- Billiards room
- Salon, spa and treatment rooms
- Fireside lounge and bistro
- Wireless internet in common areas
- Underground parking
- Creative arts centre and demonstration kitchen
- Fitness centre
- Outdoor gardening area



1 bedroom + den + 2 bathrooms

**Total Interior:** 1,258 sq.ft.  
**Covered Balcony:** 104 sq.ft.



Scan QR code for 4K Matterport virtual tour

\* Measurements are approximate, buyer to verify measurements if deemed important.

## RESIDENT EXPERTS

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