

eXp REALTY | LUXURY

FOR SALE · GRANDVIEW-WOODLAND, VANCOUVER

CORNER PENTHOUSE

#401 - 1688 EAST 4TH AVENUE

2 BED + DEN · 2 BATH · 812 SQ FT · TOP FLOOR

OFFERED AT **$700,000**

KYLE MARK REAL ESTATE GROUP

eXp 2025 TOP PRODUCERS Individuals | Canada

LA CASA · TOP-FLOOR CORNER, TWO BEDROOMS + DEN

LIVING & DINING







Beautiful North Shore mountain views fill the living room windows, and a gas fireplace with a stacked-stone surround gives the room its centre. Dining sits between the living room and the kitchen. This is the top floor of La Casa, a corner home with windows all around and nobody living above you. The strata is proactive: the roof and skylights were recently replaced and the elevator modernization is paid for and waiting to start, so you have cost certainty.

LIVING	12'1" x 9'5"
DINING	11'7" x 6'6"
FIREPLACE	Gas, Stacked Stone
OUTLOOK	North Shore Mountains
BUILT	1996
ROOF & SKYLIGHTS	Recently Replaced
ROOFTOP DECK	Shared

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ULTIMATE FLEXIBILITY









Two bedrooms and a den is a rare floor plan, and this den sits in the corner under a full glass roof with all that natural light coming through. Use it as a home office, a guest space or potentially even a third bedroom. You have the flexibility. The kitchen connects through a pass-through window, with new counters, a stone-tile backsplash and new stainless appliances, French-door fridge included.

DEN	11' x 10'7"
CEILING	Glass Roof
FLOOR	Top of Four
KITCHEN	8' x 9'6"
APPLIANCES	New Stainless
HOT WATER	Own Tank

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TWO BEDROOMS





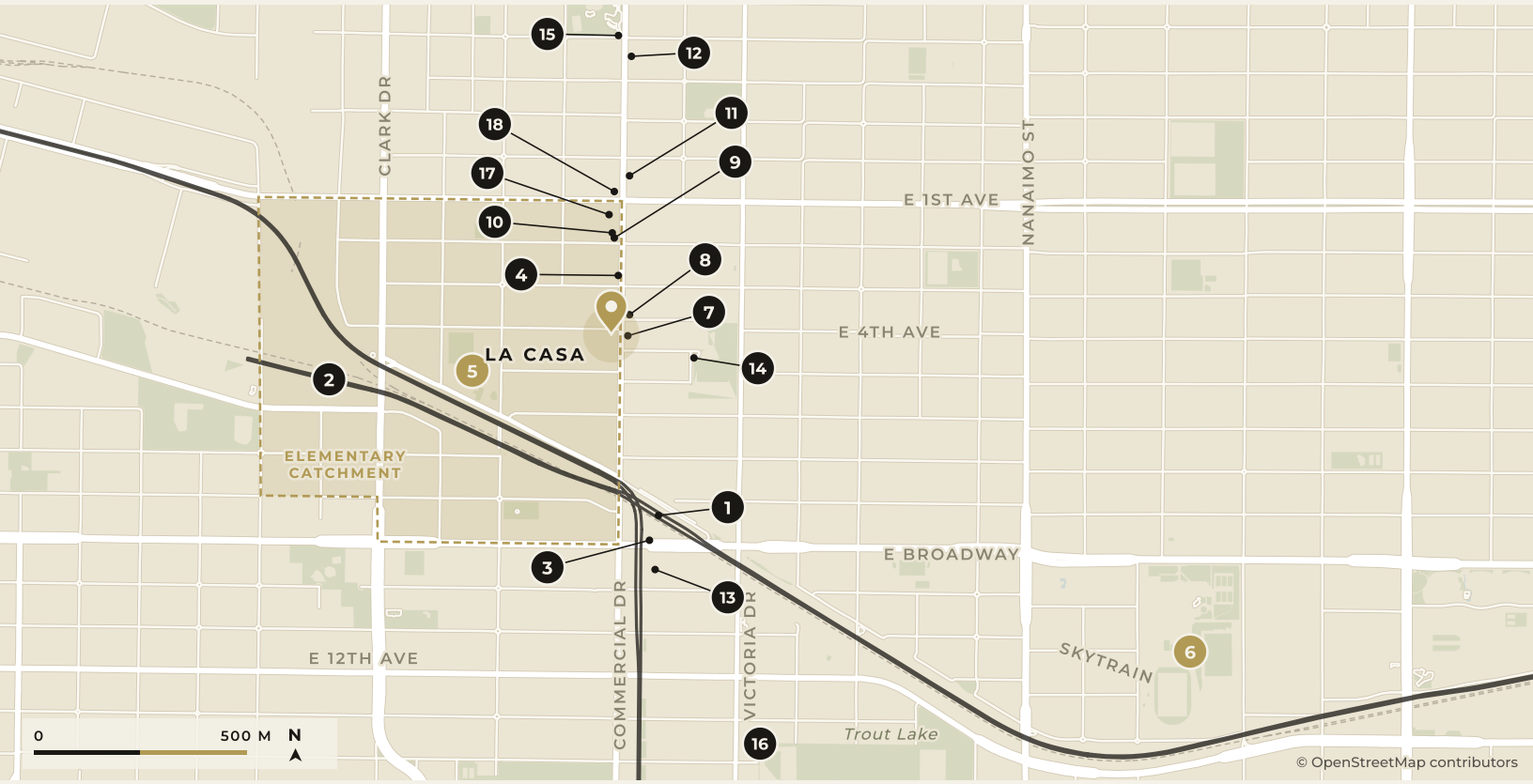


The bedrooms sit on either side of the residence. Because this is a corner home, the primary has two exposures of windows, natural light everywhere and a beautiful ensuite. The second bedroom has its own closet, and a second full bathroom is a huge win in this segment.

PRIMARY	11'2" x 13'
ENSUITE	4-Piece
BEDROOM 2	9'5" x 8'5"
SECOND BATH	3-Piece, Full
LAUNDRY	In-Suite
PARKING	1 XL Stall
STORAGE	XL Locker, P2

THE DRIVE

Prado Cafe is kitty-corner and you don't need a car: the SkyTrain is a 7-minute walk.



TRANSIT

1	Commercial–Broadway EXPO + MILLENNIUM LINES	560 m
2	VCC–Clark Station MILLENNIUM LINE	905 m
3	99 B-Line STATION BAY 5	566 m
4	#20 Bus COMMERCIAL AT E 3RD	147 m

SCHOOLS

5	Grandview ʔuuqinak'uuḥ CATCHMENT ELEMENTARY	417 m
6	Van Tech Secondary CATCHMENT SECONDARY	1,903 m

EAT & DRINK

7	Kishimoto JAPANESE	39 m
8	Prado Cafe COFFEE	78 m
9	Fratelli's Bakery ITALIAN BAKERY	238 m
10	Cafe Calabria ESPRESSO BAR	247 m
11	La Mezcaleria MEXICAN	404 m

GROCERIES

12	Santa Barbara Market PRODUCE	682 m
13	Safeway E BROADWAY	643 m

PARKS

14	McSpadden Park	278 m
15	Grandview Park	723 m
16	Trout Lake JOHN HENDRY PARK	1,203 m

BANKS

17	RBC Royal Bank COMMERCIAL DR	328 m
18	Vancity E 1ST AVE	346 m

Distances are the shortest walking route from the building on OpenStreetMap data (OSRM foot routing, routing.openstreetmap.de); parks are measured to the nearest park edge. Catchments from the Vancouver School Board boundary files (2026 edition); enrolment is set by the VSB each year, buyer to confirm. Map data © OpenStreetMap contributors.

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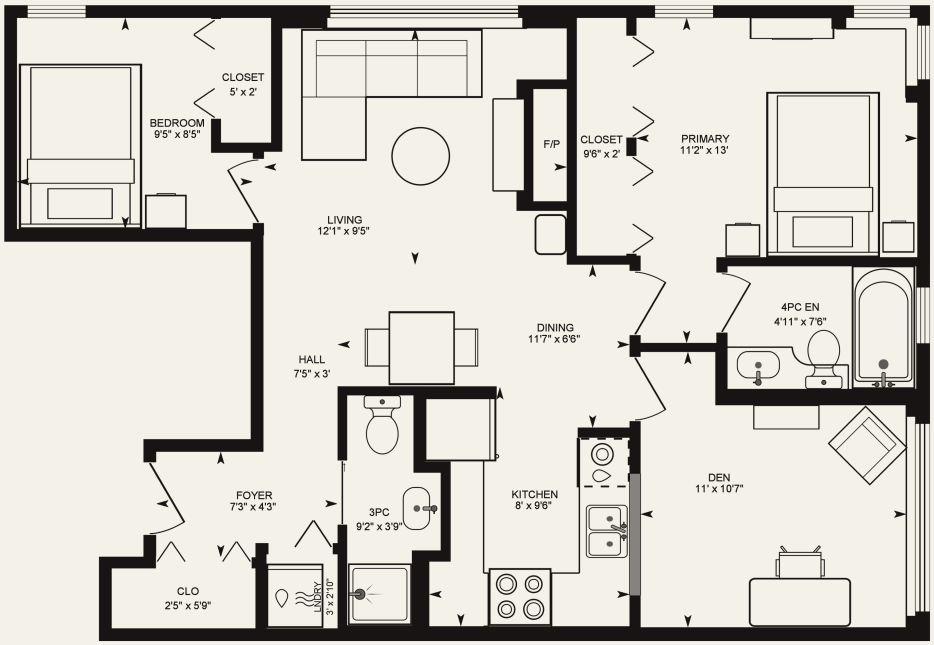
THE SPECIFICATIONS



FLOOR PLAN · 812 SQ FT INTERIOR · TOP FLOOR · MEASURED BY AFK MEDIA

DIMENSIONS

INTERIOR	812 Sq Ft
BED · BATH	2 + Den · 2
FLOOR	4th (Top) of 4
YEAR BUILT	1996

THE NUMBERS

LIST PRICE	$700,000
STRATA FEE / MO	$577.42, Incl. Gas
PROPERTY TAX	$2,536.41 (2026)
CRF BALANCE	See Form B

WALK · TRANSIT · BIKE SCORE

WALK	TRANSIT	BIKE
99	89	92

LEGAL & PARKING

STRATA PLAN	LMS2405
ZONING	C-2C1
PARKING	1 Stall, Extra-Large
STORAGE LOCKER	Extra-Large, P2
PETS · RENTALS	With Restrictions

THE BUILDING

LA CASA

- **Four Storeys** · 1996
- **Rainscreened** · 2001
- **Re-Piped** · 2021
- **Rooftop Deck** · Shared

RECENT WORK

- **Roof & Skylights** · c. 2024
- **P1 Parkade Resurfaced**
- **EV Infrastructure**
- **Elevator Modernization** · Paid For, Work Pending

PARKING & STORAGE

- **XL Parking Stall**
- **XL Storage Locker** · P2
- **Bike Storage** · P1 & P2
- **Two Visitor Stalls**

LOCATION

- **Commercial Drive** · Corner
- **SkyTrain** · 560 m
- **Catchment** · Grandview
- **Little Italy** · On the Drive



KYLE MARK

PERSONAL REAL ESTATE CORPORATION

THE MARK OF EXCELLENCE

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Measurements by AFK Media and approximate; buyer to verify if material. Walk, Transit and Bike Scores via Walk Score. Neighbourhood distances and catchments: see page 5. CRF, pets, rentals and building update dates to be confirmed from the Form B and strata records; buyer to verify.