

GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



616 - 680 SEYLYNN CRES

LYNNMOUR | NORTH VANCOUVER

\$899,000

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OAKWYNREALTY



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\$899,000 | NORTH VANCOUVER

Gorgeous and spacious 2BR/2BA unit at Compass at Seylynn Village. This immaculately kept unit features a great floorplan at 991sf, with only one shared wall and sweeping mountain views. The large, partly covered balcony is perfect for summer barbecues enjoyed with family and friends. The kitchen features a gas range, stainless steel appliances and lots of cabinet space. Large primary features balcony access as well as a large, walk-in closet and ensuite bathroom. Workout and rejuvenate with 5-star amenities including 24-hour concierge, pool, hot tub, expansive exercise room, party room and guest suite. Live in growing Lynn Creek Town Centre with shops and community spaces, or walking trails of Lower Lynn. Wheelchair accessible unit, 2 cats/dogs ok, in-suite laundry, 1 parking, 1 storage.



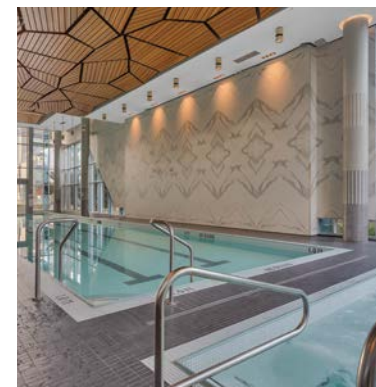
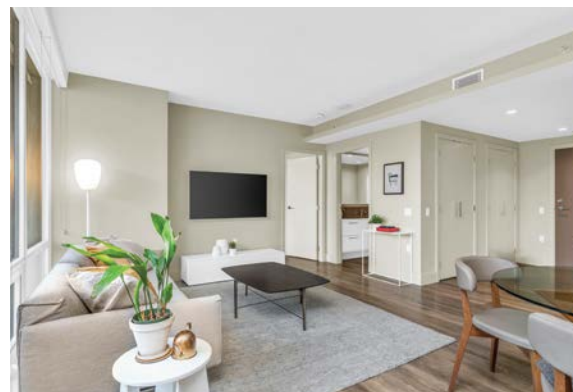
An expanse space, this home has lots of room and mountain views plus the luxury of 24 hour concierge service, a showstopping pool and full amenities.

HIGHLIGHTS

- 2018 built by Denna Homes
- Mountain View
- Only one shared wall
- Harwood floors
- Stainless steel appliances
- Lots of cabinet, storage space
- Large L-shaped balcony
- Balcony access from living area
- Large, bright windows
- Balcony access from primary
- Walk-in closet
- Wheelchair accessible unit
- 24 hour concierge
- Side by side laundry closet

SPECS

Main Floor:	991 sq. ft.
Total Finished Area:	991 sq. ft.
Exterior Balcony:	196 sq. ft.
Ceiling Height:	8'5"
Bedrooms:	2 (Primary plus Bedroom/Den)
Bathrooms:	1 full, 1 half
Parking:	1 underbuilding
Storage:	1 locker, bike storage (for two bikes)
Features:	Clothes Washer/Dryer Fridge/Stove/DW
Style of Home:	Inside unit, one shared wall
Construction:	Concrete
Title:	Freehold Strata
Taxes:	\$4,286.08 (2024)
Maintenance Fee:	\$691.33
Bylaw Restrictions:	2 Pets allowed, cats or dogs (no vicious breeds), No short term rentals
Amenities:	Pool, hot tub, sauna, exercise room, party room, guest suite, bike storage, pet/bike washing station



SCHOOLS & AMENITIES

- Lynnmour Elementary
- Windsor Secondary School
- Daycare & preschool nearby
- Superstore
- Seylynn Community Centre
- Lynn Creek Town Centre
- Bridgman Park (dog friendly)
- Bridgman Playground
- Seylynn Park
- On transit route
- Park & Tilford Shops
- 20 Min. to DT Vancouver

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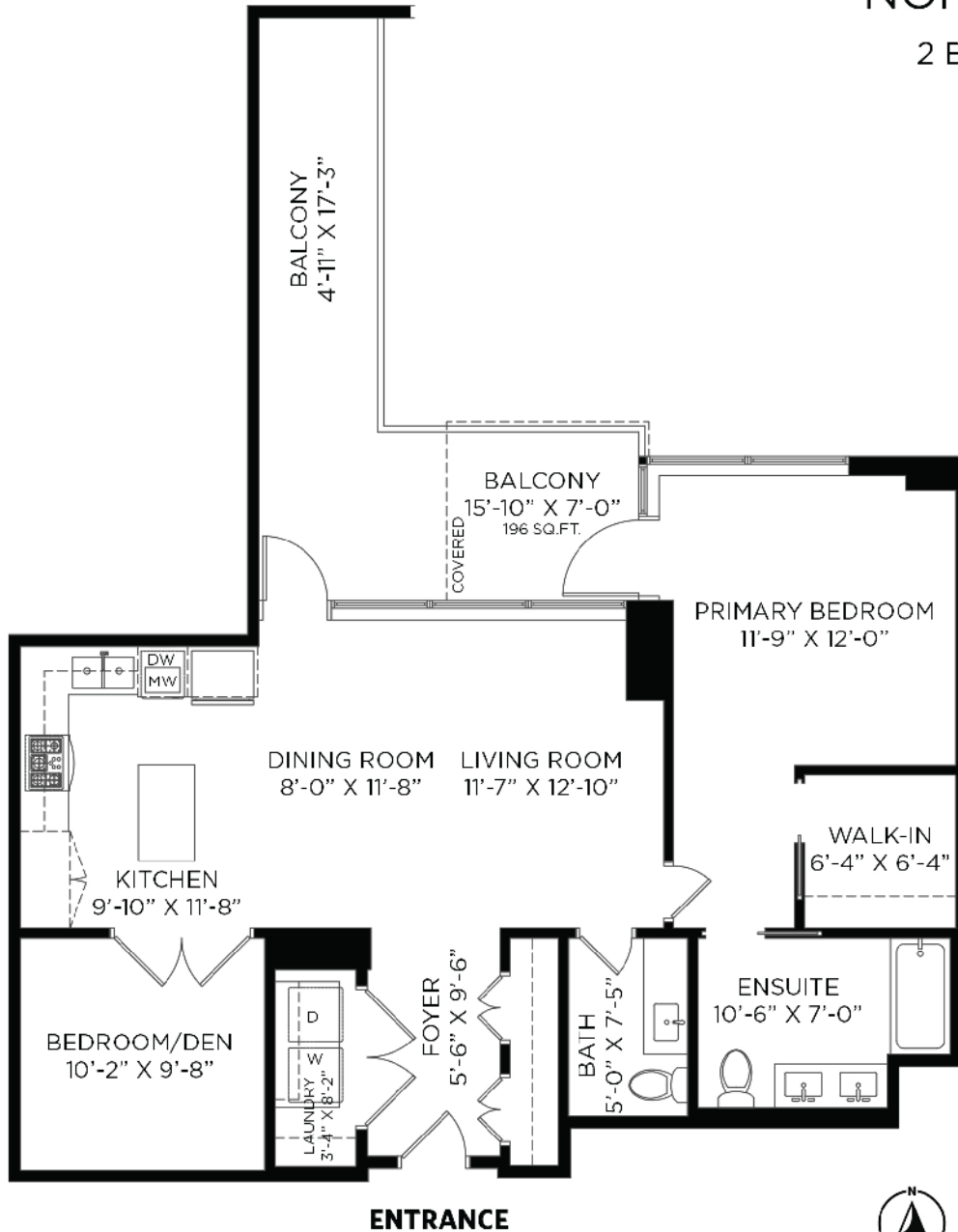
#616-680 SEYLYNN CRES NORTH VANCOUVER, BC

2 BEDROOMS + 1 1/2 BATHROOMS

TOTAL INTERIOR: 991 SQ.FT.

BALCONY: 196 SQ.FT.

CEILING HEIGHT: 8'-5"



Floor plan not suitable for architectural/construction purposes. ANSI Z765 standard used to calculate square footage. Buyer to verify. E&O insured for \$1,000,000.

OPTIMUM
FLOOR PLAN DESIGNS

The enclosed information while deemed to be correct, is not guaranteed.
Gavin Hughes, Personal Real Estate Corporation

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