

BUILDING BROCHURE

X61 LIVING

1061 Marine Dr. · North Vancouver, BC V7P 3M6 · Norgate



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1 FOR SALE
FROM \$849,000

3 SOLD · 12 MO
\$785,000–\$895,000



Unit Mix

1 Bedroom 8 units 473 – 644 sf from \$519,000	2 Bedroom 16 units 660 – 954 sf from \$620,000	3 Bedroom 4 units 863 – 1,030 sf from \$835,000
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For Sale in X61 Living & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$849,000	3 / 2	908 sf	\$935	402 1061 MARINE DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$785,000	2 / 2ba	870 sf	\$902	2026-03-25
\$835,000	3 / 2ba	863 sf	\$968	2026-03-06
\$895,000	3 / 2ba	911 sf	\$982	2026-01-27
\$550,000	1 / 1ba	580 sf	\$948	2025-05-26

Value & Financing

Price Positioning \$935 /sq ft Active listings here average \$935/sf vs \$970/sf across Norgate. 4% below area average	Mortgage Snapshot \$4,066 /mo Entry price (from) \$849,000 20% down payment \$169,800 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 2017	LEVELS 4	SUITES 48	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS4685	ARCHITECT Integra Architecture Inc
MANAGEMENT Rancho Management Services (b.c.) Ltd.			

Overview

X61 - 1061 Marine Drive, North Vancouver, BC V7P 3M6, Canada. Strata plan number EPS4685. Crossroads are Lloyd Avenue and Hamilton Avenue. A collection of 1, 2 & 3 bedroom homes. This development is 4 stories with 48 units. Estimated completion is Fall/Winter 2016. A pedestrian friendly neighbourhood with convenient shopping on the ground level. Beautiful views. A landscaped deck for residents. Developed by Vivagrand Development. Architecture by Integra Architecture. Interior design by Area 3 Designs. Urban by nature, X61 brings the convenience of city living to the North Shore. A home where you can enjoy the outdoor lifestyle you know and love from the comfort of a walkable urban neighbourhood.

Nearby parks include MacKay Park, Mosquito Creek Park and Anderwood Park. Nearby schools include Norgate Community Elementary, Capilano Elementary, Westview Elementary and Youth Learning Centre - Hamilton Junior High School. The closest grocery stores are Ethical Kitchen, African Breese Imports and Tambayan Grocery. Nearby coffee shops include Starbucks, YSI Test Prep and Tim Hortons. There are 63 restaurants within a 15 minute walk including Joe's Louisiana Grill, Subway and Avalon Brewing Co.

Amenities & Features

- | | |
|---------------------|---------------------|
| ✓ Air Cond./central | ✓ Elevator |
| ✓ Garden | ✓ Wheelchair Access |

Maintenance Fees Include

- | | |
|------------------|--------------|
| ✓ Garbage Pickup | ✓ Gas |
| ✓ Hot Water | ✓ Management |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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