

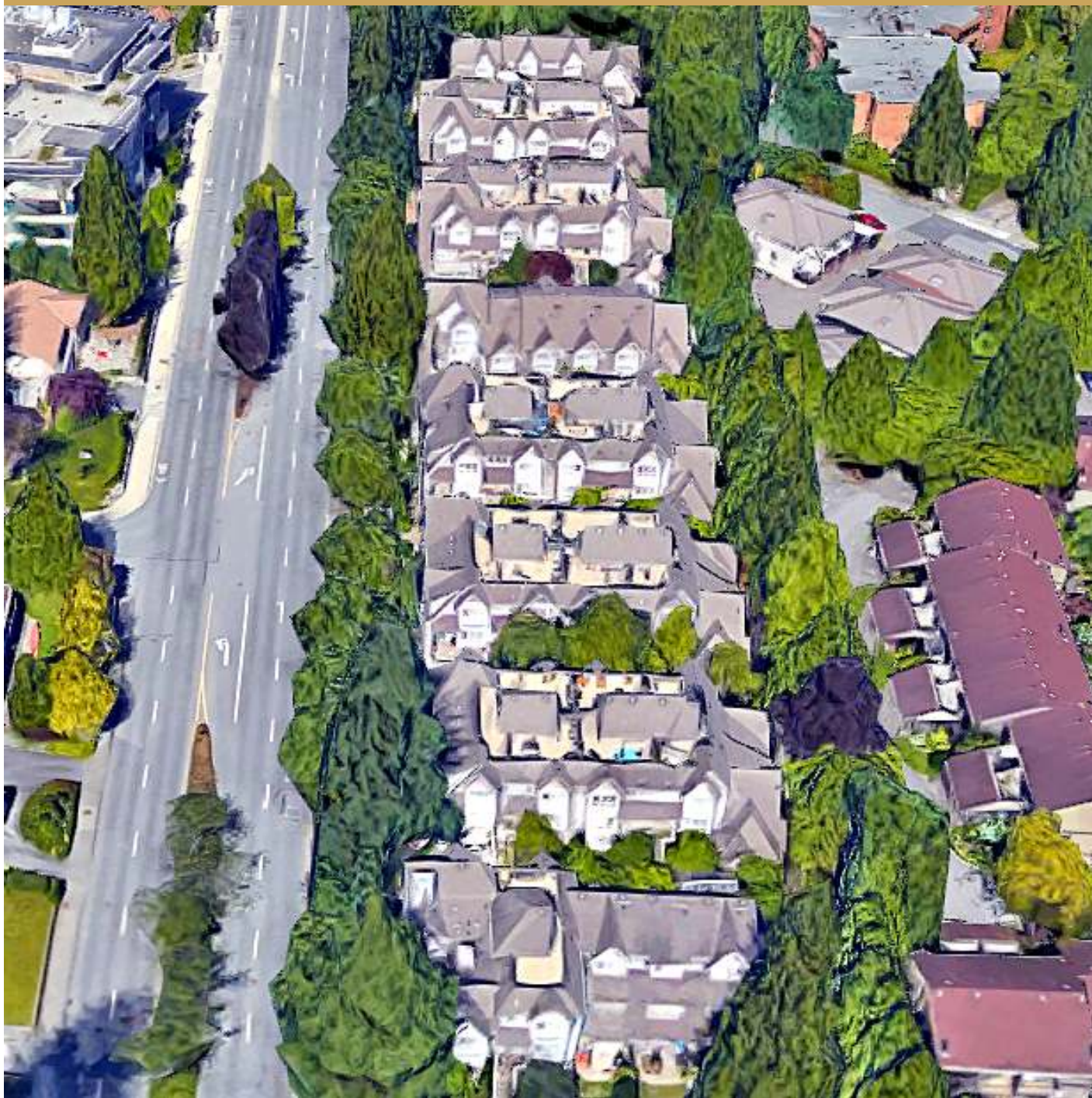
BUILDING BROCHURE

RIVER ROCK - 1075 LYNN VALLEY BUILDING

1075 Lynn Valley Rd. · North Vancouver, BC V7J 2R4 · Lynn Valley



Scan to view online





1 FOR SALE
FROM \$899,000

4 SOLD · 12 MO
\$895,000–\$1,180,000


12-MO SOLD TREND
21.1

Unit Mix

1 Bedroom

1 unit
703 – 703 sf
from \$573,000

2 Bedroom

24 units
853 – 1,054 sf
from \$675,000

3 Bedroom

7 units
1,206 – 1,405 sf
from \$950,600

For Sale in River Rock – 1075 Lynn Valley Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$899,000	2 / 2	1052 sf	\$855	6 1073 LYNN VALLEY ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$895,000	2 / 2ba	1015 sf	\$882	2026-04-10
\$1,145,000	3 / 2ba	1274 sf	\$899	2026-04-05
\$1,180,000	3 / 2ba	1227 sf	\$962	2025-09-09
\$1,038,000	3 / 2ba	1405 sf	\$739	2025-09-08

Value & Financing

Price Positioning

\$855 /sq ft

Active listings here average **\$855/sf** vs **\$943/sf** across Lynn Valley.

9% below area average

Mortgage Snapshot

\$4,306 /mo

Entry price (from) **\$899,000**

20% down payment **\$179,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2002	LEVELS 4	SUITES 33	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN BCS94	MANAGEMENT Self Managed

Overview

River Rock - 1075 Lynn Valley Road, North Vancouver, BC V7J 2R4, Canada BCS94. River Rock is located on Lynn Valley Road and St. Christophers Road in the convenient neighbourhood of Lynn Valley, North Vancouver. Built in 2002, River Rock offers 33 homes that are well maintained and professionally managed by Southview: 604-270-8811. Maintenance fees include garbage pickup, gas, hot water, gardening, and management. Features of River Rock include garden, rooftop deck, in suite laundry and storage. River Rock allows rentals and 1 pet.

This is a prime location just minutes away from North Vancouver District Public Library, Zellers, Safeway, The Black Bear Pub, and Lynn Valley Shopping Centre. It is also close to Lynn Canyon which has a suspension bridge, an ecology centre, and many hiking trails both short and long. It is also close to the Karen Magnusson Rec. Centre which has a large swimming pool, and an ice rink. Transit and major routes are close by and within walking distance.

Amenities & Features

✓ None

Maintenance Fees Include

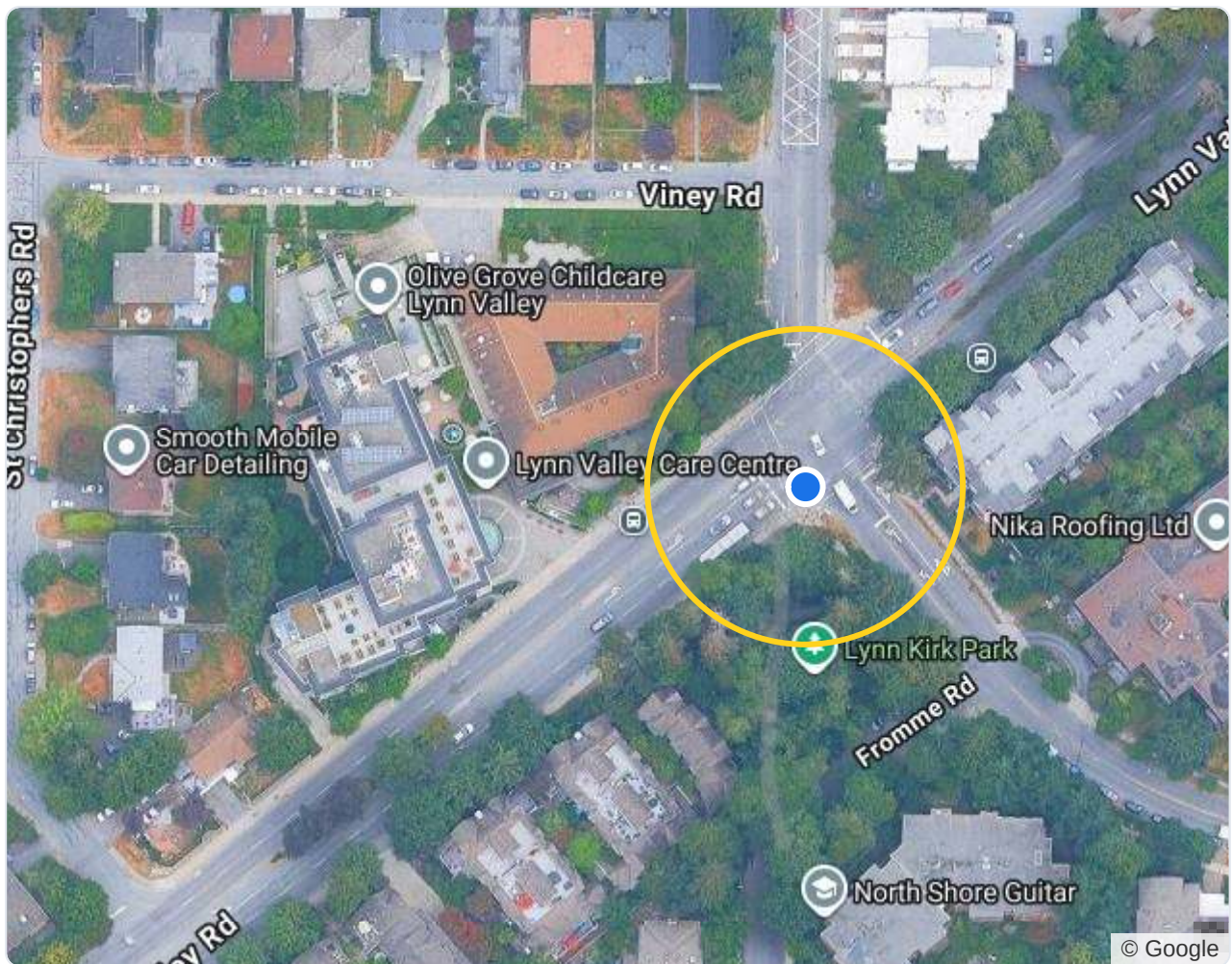
- ✓ Garbage Pickup

✓ Gas

✓ Management
- ✓ Gardening

✓ Hot Water

Location



Les Twarog

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