

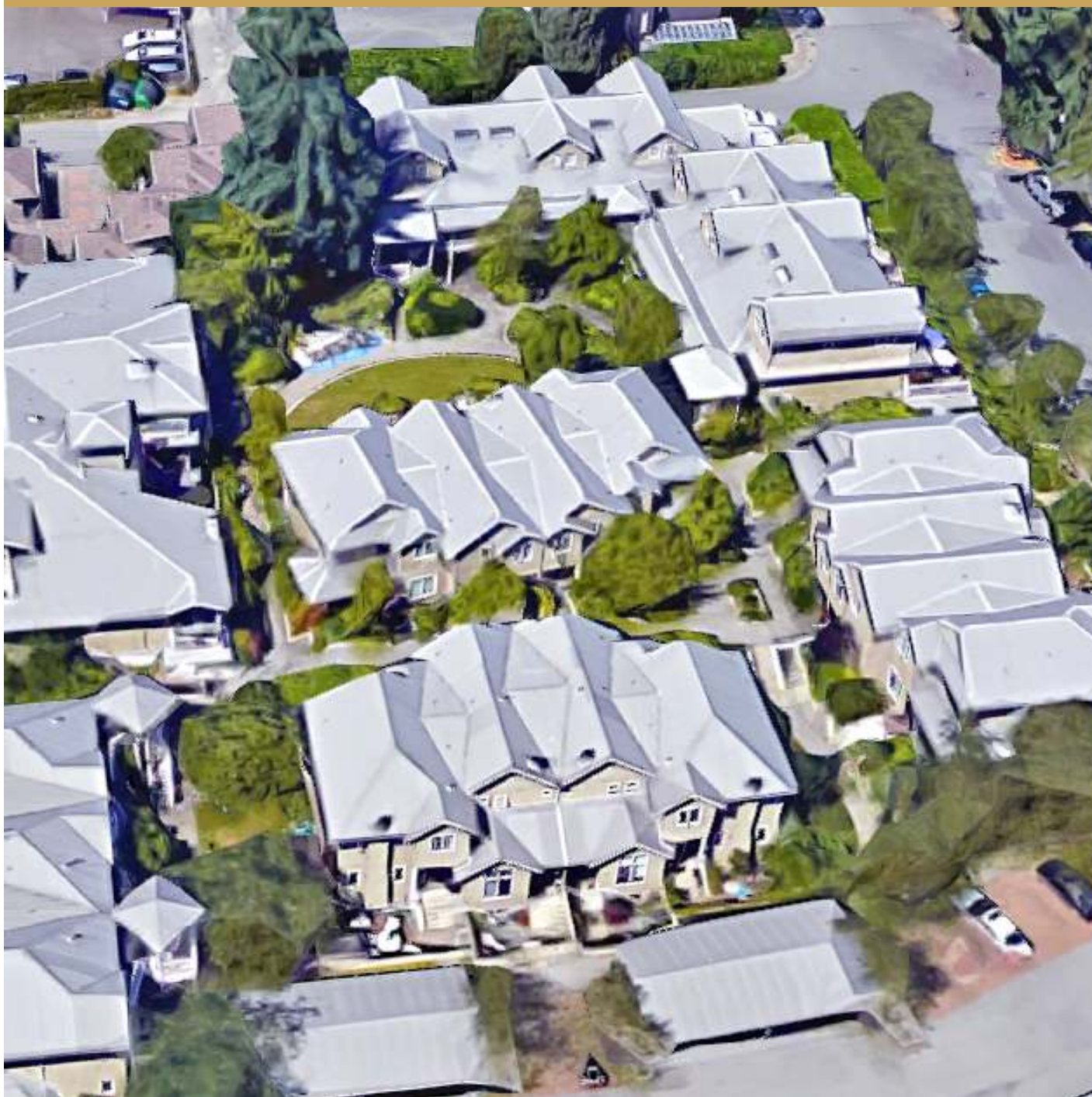
BUILDING BROCHURE

ILLAHEE - 1513 BOWSER BUILDING

1513 Bowser Ave. · North Vancouver, BC V7P 2Z7 · Norgate



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6 FOR SALE
FROM \$849,000

1 SOLD · 12 MO
\$662,000–\$662,000



Unit Mix

1 Bedroom

1 unit
914 – 914 sf
from \$546,000

2 Bedroom

17 units
780 – 1,851 sf
from \$662,000

3 Bedroom

16 units
1,278 – 1,915 sf
from \$917,500

For Sale in Illahee - 1513 Bowser Building & Complex

6 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,329,000	2 / 3	1654 sf	\$804	1585 BOWSER AVENUE
\$1,050,000	3 / 2	1278 sf	\$822	203 1513 BOWSER AVENUE
\$998,000	3 / 2	1340 sf	\$745	205 1518 BOWSER AVENUE
\$969,000	3 / 2	1364 sf	\$710	207 1518 BOWSER AVENUE
\$948,000	2 / 2	1042 sf	\$910	304 1528 BOWSER AVENUE
\$849,000	2 / 2	1031 sf	\$823	303 1528 BOWSER AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$662,000	2 / 2ba	879 sf	\$753	2026-01-07
\$1,322,000	3 / 3ba	1765 sf	\$749	2025-07-28
\$1,299,000	3 / 3ba	1762 sf	\$737	2025-06-13
\$1,140,000	3 / 2ba	1381 sf	\$825	2025-04-08

Value & Financing

Price Positioning

\$802 /sq ft

Active listings here average \$802/sf vs \$1011/sf across Norgate.

21% below area average

Mortgage Snapshot

\$4,066 /mo

Entry price (from) **\$849,000**

20% down payment **\$169,800**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 1992	LEVELS 3	SUITES 116	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN VAS2734	MANAGEMENT First Service Residential

Overview

Illahee - 1513 Bowser Avenue, North Vancouver, BC V7P 2Z7, Canada. Strata Plan VAS2734. Illahee is located on Bower Avenue and Marine Drive in a convenient neighbourhood of North Vancouver. Built in 1992, Illahee offers 116 homes that are well maintained and professionally managed by Permania: 604- 904-3803. Maintenance fees include a caretaker, garbage pickup, gardening, gas, and management. Features of Illahee include club house, garden, greenhouse, wheelchair access, storage and in suite laundry. Illahee allows 2 pets with restrictions and no rentals.

This is a prime location just minutes away from Norgate Park, Indigo Books, Capilano Mall, Fitness World, Starbucks Coffee, Save On Foods, and Tom Lee Music. There are also many highly rated restaurants and pubs nearby including, The Cactus Club Cafe, Taylors Crossing, Dennys Tomahawk BBQ, Dedutch Pannekoek House, The Hurricane Grill, Sweet Basil, and Red Robin. Transit and major routes are close by and within walking distance.

Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Garden
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Garbage Pickup
- ✓ Gas

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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