

BUILDING BROCHURE

MOUNTAIN ESTATES – 1960 RUFUS BUILDING

1960 Rufus Dr. · North Vancouver, BC V7J 3L7 · Westlynn





3 FOR SALE
FROM \$908,000

2 SOLD · 12 MO
\$1,130,000–\$1,150,000



Unit Mix

3 Bedroom

21 units
1,551 – 1,829 sf
from \$772,500

4 Bedroom

7 units
1,698 – 1,816 sf
from \$879,000

5 Bedroom

1 unit
1,498 – 1,498 sf
from \$900,000

For Sale in Mountain Estates – 1960 Rufus Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,038,000	3 / 2	1734 sf	\$599	2 1960 RUFUS DRIVE
\$970,000	3 / 2	1784 sf	\$544	88 1950 CEDAR VILLAGE CRESCENT
\$908,000	3 / 1	1784 sf	\$509	62 1930 CEDAR VILLAGE CRESCENT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,130,000	4 / 2ba	1790 sf	\$631	2026-04-04
\$1,150,000	4 / 3ba	1698 sf	\$677	2026-03-20
\$1,075,000	4 / 2ba	1784 sf	\$603	2025-08-12
\$935,000	3 / 2ba	1784 sf	\$524	2025-05-29

Value & Financing

Price Positioning

\$550 /sq ft

Mortgage Snapshot

\$4,349 /mo

Active listings here average **\$550/sf** vs **\$971/sf** across Westlynn.

43% below area average

Entry price (from) **\$908,000**

20% down payment **\$181,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1979	LEVELS 2	SUITES 111	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Leasehold Prepaid-strata	STRATA PLAN VAS571	MANAGEMENT Dwell Property Management

Overview

Mountain Estates - 1960 Rufus Drive, North Vancouver, BC V7J 3L7, Canada. Strata Plan VAS571. Mountain Estates is located on Rufus Drive and Casano Drive in the convenient neighbourhood of Lynn Valley, North Vancouver. Built in 1980, Mountain Estates offers 111 homes that are well maintained and professionally managed by Crosby: 604-683-8900. Maintenance fees include garbage pickup, gardening, recreation facility, and management. Mountain Estates was recently renovated including updates such as siding repairs, and new exterior paint. Features of Mountain Estates include a club house, an outdoor pool, and a playground.

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. Nearby is 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.

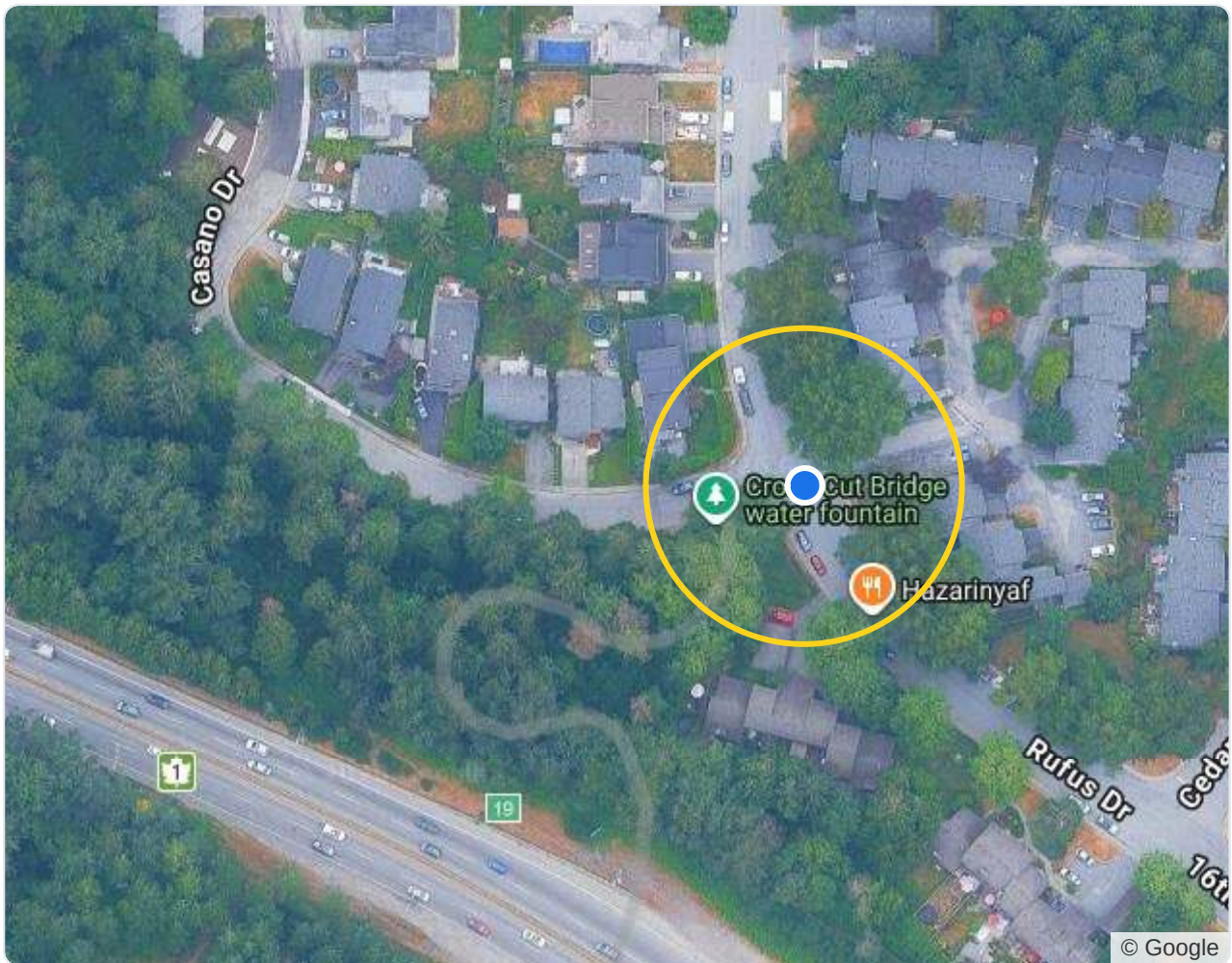
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Playground
- ✓ Pool; Outdoor

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Recreation Facility

Location



Les Twarog

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