

BUILDING BROCHURE

NATURE'S COVE - 3732 MT SEYMOUR BUILDING

3732 Mt Seymour Pkwy. · North Vancouver, BC V7G 1C3 · Indian River



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1 FOR SALE
FROM \$998,000

12-MO SOLD TREND
37

Unit Mix

1 Bedroom

3 units
667 – 676 sf
from \$575,000

2 Bedroom

5 units
875 – 1,104 sf
from \$710,000

3 Bedroom

3 units
1,025 – 1,043 sf
from \$953,000

For Sale in Nature'S Cove - 3732 Mt Seymour Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$998,000	3 / 2	1043 sf	\$957	207 3732 MT SEYMOUR PARKWAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$972,500	2 / 2ba	1104 sf	\$881	2023-11-03
\$955,000	2 / 2ba	1089 sf	\$877	2023-06-18
\$980,000	3 / 2ba	1043 sf	\$940	2023-05-04
\$860,000	2 / 2ba	971 sf	\$886	2023-01-18

Value & Financing

Price Positioning

\$957 /sq ft

Active listings here average **\$957/sf** vs **\$862/sf** across Indian River.

11% above area average

Mortgage Snapshot

\$4,780 /mo

Entry price (from)	\$998,000
20% down payment	\$199,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2010	LEVELS 4	SUITES 23	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3800	DEVELOPER Harbourview

Overview

Nature's Cove - 3732 Mount Semour Parkway, BC V7G 1C3, BCS3800 - Situated in the Indian River area of North Vancouver. Located amongst serene forests, Nature's Cove is located close to Dollarton Village and Parkgate shopping centres. Safeway is just minutes away. Some excellent restaurants nearby include Kostas Taverna, Raven Neighbourhood Pub, Genji Japanese Restaurant and Deep Cove Osaka Sushi. Nature's Cove backs onto the Roche Point Park. Enjoy kayaking and sailing in Deep Cove, skiing on Mount Seymour, a round of golf at Seymour Golf and Country Club, or strolling the trails in Mount Seymour Parkway. This area is a short stroll from Dorothy Lynas Elementary and Sherwood Park Elementary schools; Seycove Secondary is just

over a kilometre away. Close to public transport and 5 minutes drive to the Second Narrows bridge allowing access to Vancouver, Burnaby and various Highways.

Completed in 2010, built green to UBC's REAP Silver Standards, Nature's Cove offers 32 modern West Coast designed multi-level townhomes featuring a great variety of open corner floorplans that range from 600 sq. ft. to about 1100sq. ft. Features include smooth granite counters, rich grain walnut cabinetry, and stainless steel appliances. Maintenance fees include garbage pickup, gardening, gas, hot water and management.

Nature's Cove offers homes in a serene setting, convenient location and North Shore living - be part of this community today!

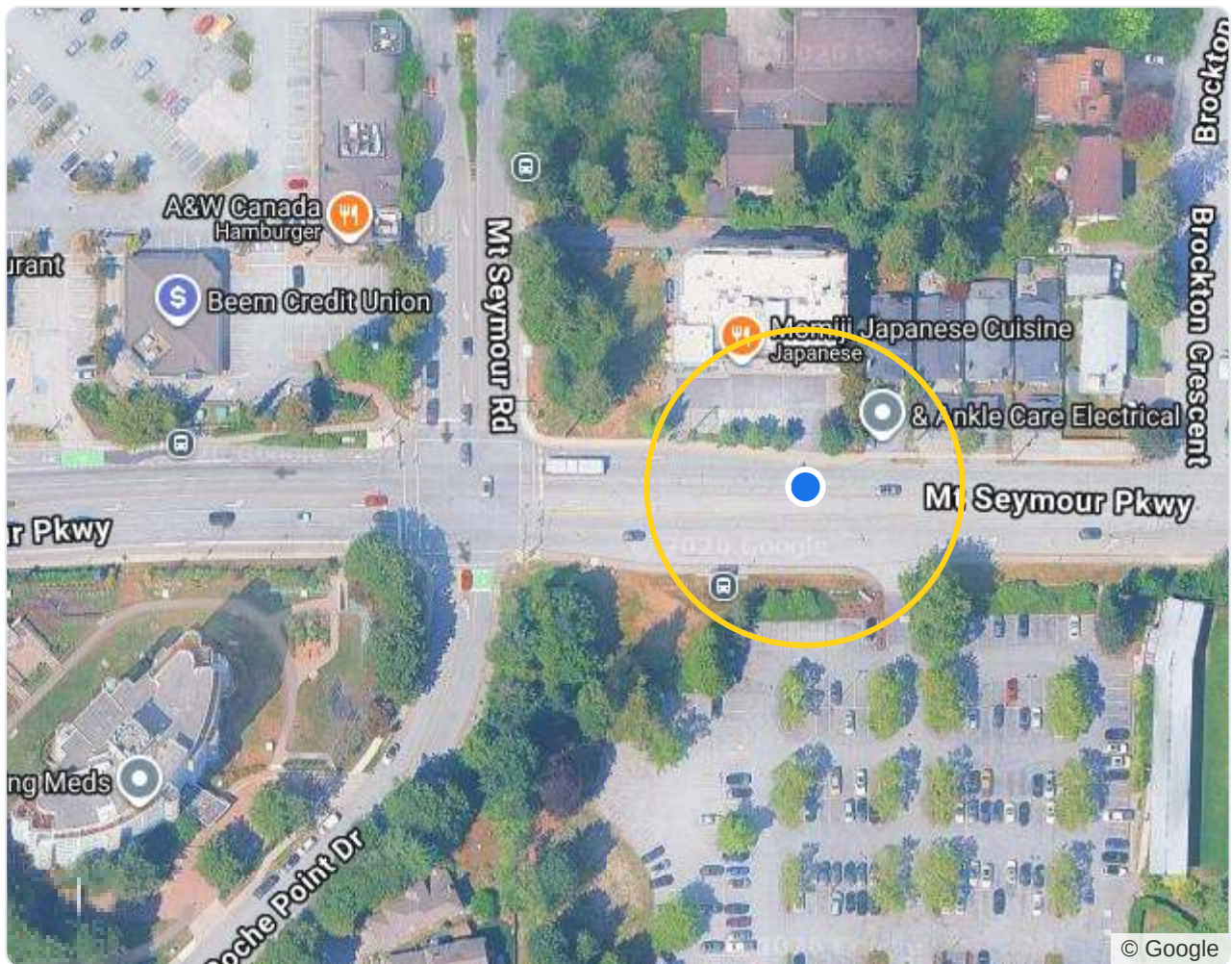
Amenities & Features

- | | |
|------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Storage | |

Maintenance Fees Include

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

Location



Les Twarog

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