

BUILDING BROCHURE

# AVONDALE - 307 15TH BUILDING

307 EAST 15th St. · North Vancouver, BC V7L 2R6 · Central Lonsdale



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**2** FOR SALE  
FROM \$660,000

**5** SOLD · 12 MO  
\$680,000-\$1,373,000

**12-MO SOLD TREND**  
68.4

**BC** Condos & Homes Team  
604-671-7000 | www.VancouverFloorPlans.com



# Unit Mix

|                                                                       |                                                                         |                                                                           |                                                                            |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <b>1 Bedroom</b><br>10 units<br>649 – 743 sf<br><b>from \$500,000</b> | <b>2 Bedroom</b><br>18 units<br>773 – 1,136 sf<br><b>from \$667,500</b> | <b>3 Bedroom</b><br>12 units<br>1,334 – 1,880 sf<br><b>from \$999,000</b> | <b>4 Bedroom</b><br>3 units<br>1,637 – 1,666 sf<br><b>from \$1,160,000</b> |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------------------|

# For Sale in Avondale - 307 15th Building & Complex

2 currently active

| ASKING             | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS              |
|--------------------|--------------|---------|-------|-----------------------------|
| <b>\$1,349,000</b> | 3 / 3        | 1501 sf | \$899 | 319 E 15TH STREET           |
| <b>\$660,000</b>   | 1 / 1        | 718 sf  | \$919 | 103 1468 ST. ANDREWS AVENUE |

# Recently Sold in this Building

| SOLD PRICE         | BEDS    | SIZE    | \$/SF | DATE       |
|--------------------|---------|---------|-------|------------|
| <b>\$1,027,000</b> | 2 / 2ba | 1120 sf | \$917 | 2026-04-18 |
| <b>\$984,000</b>   | 2 / 2ba | 1023 sf | \$962 | 2026-03-20 |
| <b>\$1,373,000</b> | 3 / 3ba | 1880 sf | \$730 | 2026-03-03 |
| <b>\$1,025,000</b> | 2 / 2ba | 1136 sf | \$902 | 2026-02-24 |

# Value & Financing

|                                                                                                                                                                             |                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Price Positioning</b><br><b>\$909</b> /sq ft<br>Active listings here average <b>\$909/sf</b> vs <b>\$984/sf</b> across Central Lonsdale.<br><b>8% below area average</b> | <b>Mortgage Snapshot</b><br><b>\$3,161</b> /mo<br>Entry price (from) <b>\$660,000</b><br>20% down payment <b>\$132,000</b><br>Rate / amortization <b>5.24% · 25 yr</b><br><i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                        |                                                |                                      |                                            |
|--------------------------------------------------------|------------------------------------------------|--------------------------------------|--------------------------------------------|
| <b>YEAR BUILT</b><br><b>2008</b>                       | <b>LEVELS</b><br><b>3</b>                      | <b>SUITES</b><br><b>79</b>           | <b>CONSTRUCTION</b><br><b>Frame - Wood</b> |
| <b>EXTERIOR</b><br><b>Mixed</b>                        | <b>TITLE TO LAND</b><br><b>Freehold Strata</b> | <b>STRATA PLAN</b><br><b>BCS2710</b> | <b>DEVELOPER</b><br><b>Palladium</b>       |
| <b>MANAGEMENT</b><br><b>Stratawest Management Ltd.</b> |                                                |                                      |                                            |

## Overview

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Avondale - 307 East 15th Street, North Vancouver V7L 2R6, BCS2710 - Conveniently situated in Central Lonsdale - walking distance to Lionsgate Hospital, Queensbury Elementary School, Safeway, coffee shops, medical and dental centres, banks, an abundance of shopping, Mahon and Grand Boulevard parks. Lonsdale Quay Market and Grouse Mountain are 10 minutes away. There are many excellent restaurants close-by to choose from including Nando's, Cheshire Cheese Restaurant, Mosquito Creek Bar and Grill, Palki Best Indian Cuisine and Manjo Japan Restaurant. Direct access to public transport provides access to the beautiful Northshore's recreational activities, parks and sights such as Capilano Suspension Bridge and Lynn Canyon. Developed by Palladium.

Built in 2008, Avondale offers contemporary living in this 44-townhome and 35-condo complex featuring quality-built town homes ranging in size from 1134sq ft. to 1873sq ft. and condos ranging from 654sq ft. to 1116sq ft. Units have been beautifully finished with 9ft. ceilings, large gourmet kitchens with granite countertops, bathrooms with walk-in showers and soaker tubs, spacious family rooms and private patios and decks. Features include radiant heating, cosy fireplaces, vaulted ceiling in master bedrooms, walk-in closets, pre-wired media outlets and secure parking. Maintenance fees include garbage pickup, gardening, gas, hot water, recreation facility, and management.

Avondale is conveniently located central to shopping, entertainment, schools and recreation activities - be a part of this family-oriented neighbourhood today!

## Amenities & Features

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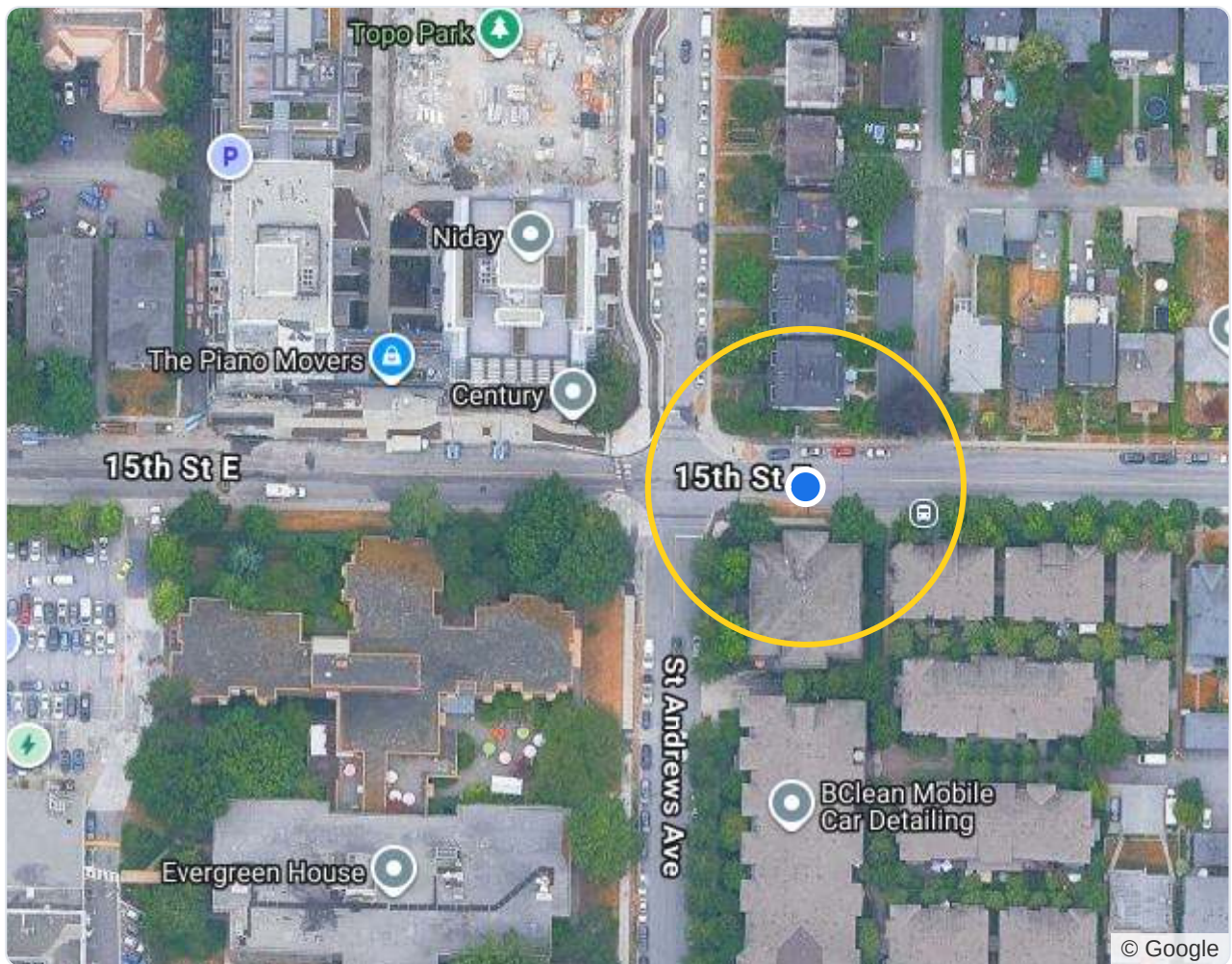
- |                    |              |
|--------------------|--------------|
| ✓ Bike Room        | ✓ Garden     |
| ✓ In Suite Laundry | ✓ Playground |

## Maintenance Fees Include

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- |                       |              |
|-----------------------|--------------|
| ✓ Garbage Pickup      | ✓ Gardening  |
| ✓ Gas                 | ✓ Heat       |
| ✓ Hot Water           | ✓ Management |
| ✓ Recreation Facility |              |

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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