

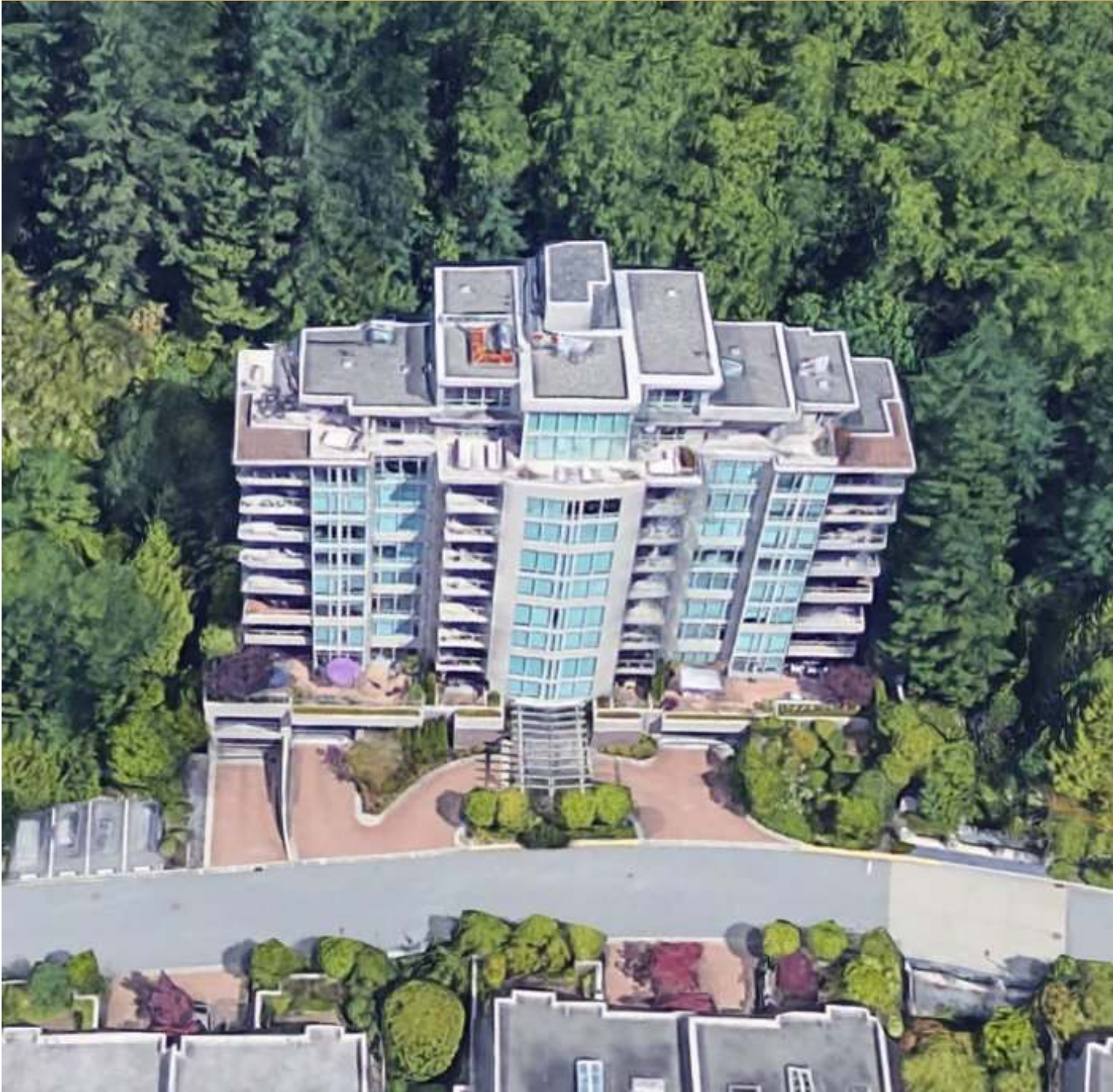
BUILDING BROCHURE

DEER RIDGE - 3105 DEER RIDGE BUILDING

3105 Deer Ridge Dr. · West Vancouver, BC V7S 4W1 · Deer Ridge WV



Scan to view online





2 FOR SALE
FROM \$2,375,000

3 SOLD · 12 MO
\$1,360,000–\$1,950,000



Unit Mix

2 Bedroom

7 units
1,419 – 1,722 sf
from \$1,350,000

3 Bedroom

10 units
1,831 – 3,264 sf
from \$1,560,000

4 Bedroom

2 units
2,999 – 3,600 sf
from \$1,810,000

For Sale in Deer Ridge – 3105 Deer Ridge Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$2,699,000	3 / 4	2468 sf	\$1,094	701 3105 DEER RIDGE DRIVE
\$2,375,000	3 / 3	2890 sf	\$822	3178 DEER RIDGE DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,360,000	2 / 2ba	1450 sf	\$938	2026-07-21
\$1,950,000	4 / 5ba	3600 sf	\$542	2026-05-19
\$1,490,000	2 / 2ba	1722 sf	\$865	2026-03-11
\$1,725,000	3 / 2ba	1831 sf	\$942	2025-06-05

Value & Financing

Price Positioning

\$958 /sq ft

Active listings here average **\$958/sf** vs **\$1318/sf** across Deer Ridge WV.

Mortgage Snapshot

\$11,374 /mo

Entry price (from) **\$2,375,000**
20% down payment **\$475,000**

27% below area average

Rate / amortization

5.24% · 25 yr

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

YEAR BUILT 1994	LEVELS 7	SUITES 19	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata		STRATA PLAN VAS2654

Overview

Deer Ridge - 3105 Deer Ridge Drive West Vancouver, BC V7S 4W1, VAS2654 - Located in the prestigious area of Deer Ridge in West Vancouver on Deer Ridge Drive and Cypress Bowl Road. This is a private location that is within minutes to transit, restaurants, recreation, Park Royal Shopping Centre, IGA, medical services, parks, Secondary and Elementary schools, the seawall and more. Direct access to major transportation routes such as the Lions Gate Bridge allows an easy commute to surrounding destinations including North Vancouver, Downtown Vancouver and YVR. Deer Ridge stands 7 levels tall with 19 luxury homes built in 1994 that are professionally managed. Most suites feature spacious floor plans, insuite laundry, cozy fireplaces, separate dining rooms, ample storage, floor-to-ceiling windows and private balconies that boast beautiful ocean, mountain, forest and city views. This is a well maintained complex with building features including elevators, visitor parking, secured parking and storage lockers. There are many activities available for residents to enjoy such as tennis courts, a pond with a unique water fountain feature, a playground for the kids, direct access to walking trails and tranquil gardens. Deer Ridge is a multiple address complex including 3085 Dear Ridge Close, 3105 and 3131 Deer Ridge Drive. Luxury condo living awaits you. Live here today!

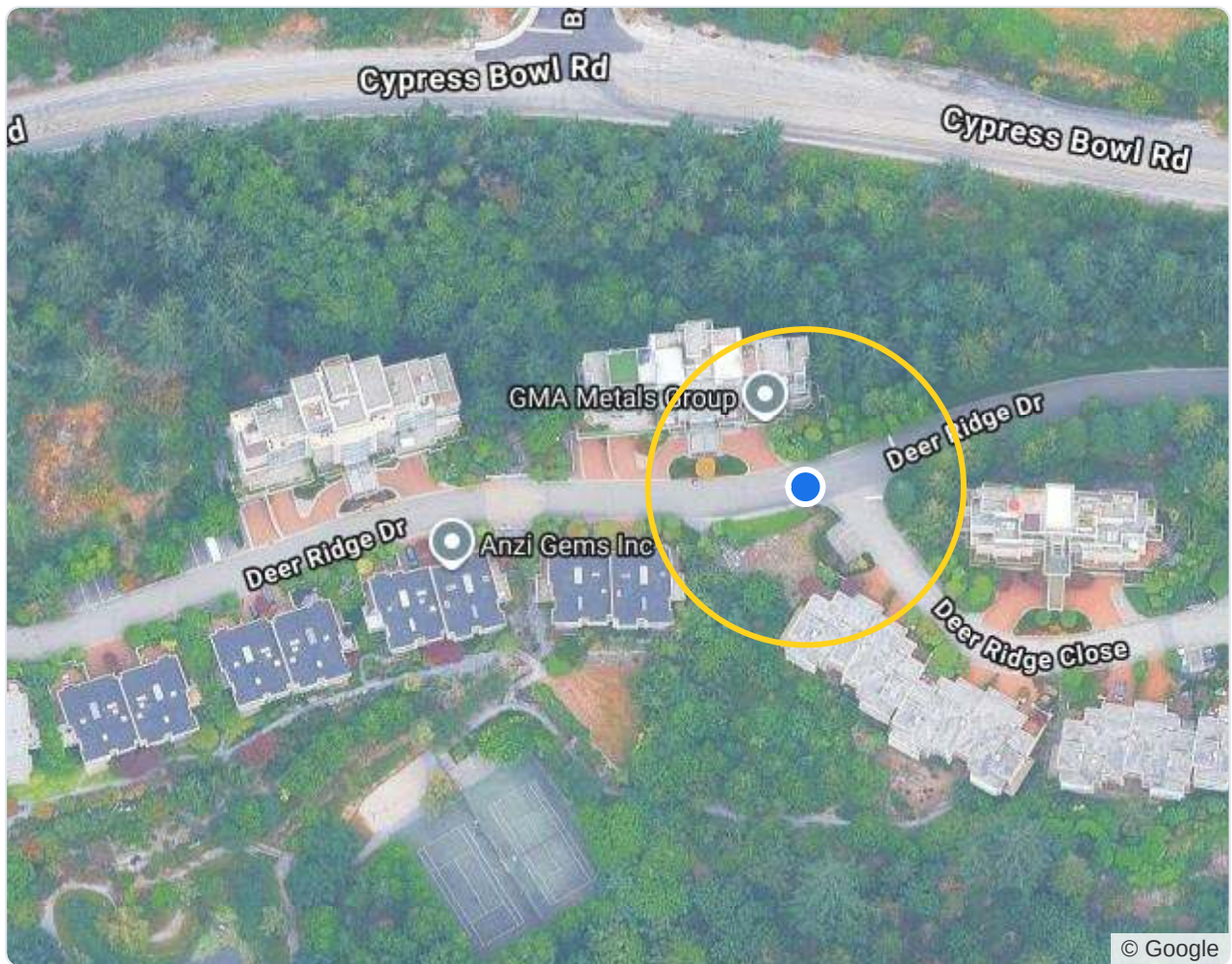
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Tennis Court(s)
- ✓ Garden
- ✓ Playground
- ✓ Wheelchair Access

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

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