

KINDRED

600 EAST 3rd St. · North Vancouver, BC V7L 1G6 · Lower Lonsdale



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4 FOR SALE
FROM \$949,500

5 SOLD · 12 MO
\$620,000–\$927,500



Unit Mix

1 Bedroom

20 units
591 – 640 sf
from \$553,000

2 Bedroom

43 units
779 – 1,132 sf
from \$698,000

For Sale in Kindred & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,195,000	2 / 2	1132 sf	\$1,056	403 615 E 3RD STREET
\$1,029,000	2 / 2	1086 sf	\$948	211 625 E 3RD STREET
\$1,019,000	2 / 2	997 sf	\$1,022	205 615 E 3RD STREET
\$949,500	2 / 2	997 sf	\$952	105 625 E 3RD STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$892,500	2 / 2ba	1034 sf	\$863	2026-06-11
\$927,500	2 / 2ba	1028 sf	\$902	2026-05-17
\$637,000	1 / 1ba	638 sf	\$998	2026-02-06
\$620,000	1 / 1ba	625 sf	\$992	2025-10-29

Value & Financing

Price Positioning

\$994 /sq ft

Active listings here average **\$994/sf** vs **\$985/sf** across Lower Lonsdale.

In line with the area

Mortgage Snapshot

\$4,547 /mo

Entry price (from) **\$949,500**

20% down payment **\$189,900**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2018	LEVELS 5	SUITES 96	CONSTRUCTION Frame - Wood
EXTERIOR Frame Wood	TITLE TO LAND Freehold Strata	STRATA PLAN EPS5800	DEVELOPER Fairborne Homes
ARCHITECT Ciccozzi Architecture	MANAGEMENT Confidential		

Overview

Kindred - 600 East 3rd Street, North Vancouver, BC V7L 1G6, Canada. Crossroads are East 3rd Street and Ridgeway Avenue. Two 5-storey wood frame buildings comprising a total of 96 homes

fronting a wide tree-lined boulevard. Contemporary West Coast style featuring dramatic brick and glass accents. Estimated completion in Fall/Winter 2018. Ready for occupancy around Spring of 2019. Developed by Fairborne Homes. Building design by award-winning Ciccozzi Architecture Inc. Interior design by Erin Kenwood.

Beautiful landscaping creates a tranquil ambiance and thoughtful amenities enhance everyday living. There's a warm inviting lobby with large windows and double height ceiling, and a large social lounge for casual and formal entertaining. Outdoor amenities include an expansive south-facing patio, BBQ and dining area, bocce lawn and community garden plot. Adding convenience and peace of mind is the secure gated underground parking, bike storage and private gear lockers.

The closest park is Moodyville Park. Schools nearby are Ridgeway Elementary, Queen Mary Elementary School, North Star Montessori Elementary School, BCIT Marine Campus, and Saint Thomas Aquinas Secondary School. Grocery stores and supermarkets nearby are Save-On-Foods, Sprout Organic Market, Shipyards Night Market, and IGA. Steps away from several bus stops. Short drive to Lonsdale Quay Market, Lonsdale Quay SeaBus, and Lions Gate Hospital.

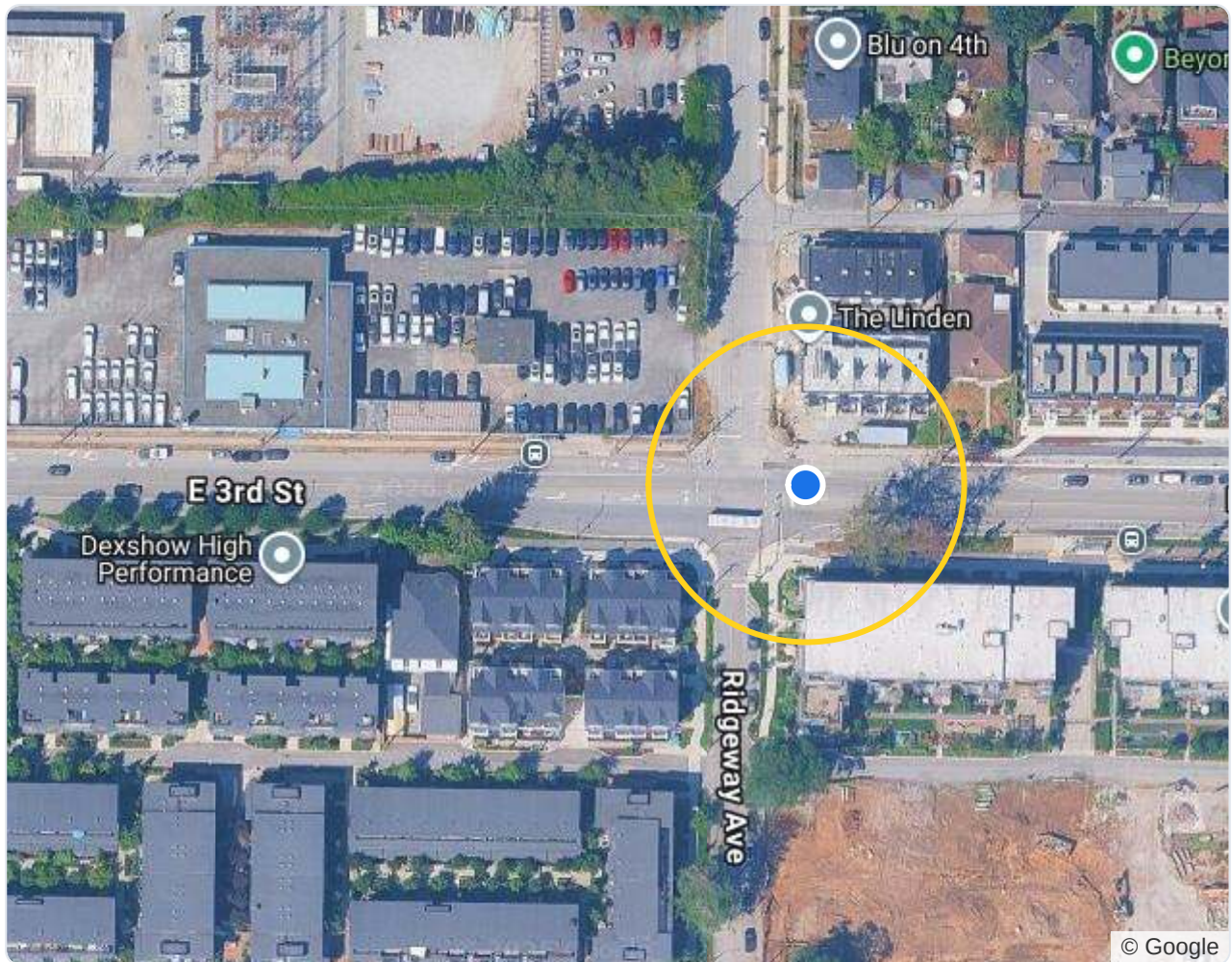
Amenities & Features

- | | |
|--------------------|--------------|
| ✓ Bike Storage | ✓ Garden |
| ✓ In Suite Laundry | ✓ Playground |
| ✓ Shared Bbq | |

Maintenance Fees Include

- | | |
|-------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Hot Water |
| ✓ Sewer | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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