

BUILDING BROCHURE

THE BROOK - 650 EVERGREEN BUILDING

650 Evergreen Pl. · North Vancouver, BC V7N 2Z2 · Delbrook



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2 FOR SALE
FROM \$988,000

12-MO SOLD TREND
-7.8

Unit Mix

2 Bedroom
5 units
921 – 1,102 sf
from \$988,000

For Sale in The Brook - 650 Evergreen Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,198,000	2 / 2	921 sf	\$1,301	402 650 EVERGREEN PLACE
\$988,000	2 / 2	999 sf	\$989	201 650 EVERGREEN PLACE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,060,000	2 / 2ba	922 sf	\$1,150	2024-05-07
\$1,155,000	2 / 2ba	1100 sf	\$1,050	2021-09-29
\$1,150,000	2 / 2ba	1102 sf	\$1,044	2021-07-15

Value & Financing

Price Positioning

\$1145 /sq ft

Active listings here average **\$1145/sf** vs **\$909/sf** across Delbrook.

26% above area average

Mortgage Snapshot

\$4,732 /mo

Entry price (from) **\$988,000**

20% down payment **\$197,600**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 2009	LEVELS 4	SUITES 24	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3458	DEVELOPER Streamline Properties
ARCHITECT Gair Williamson Architects		MANAGEMENT Alliance Real Estate Group Inc	

Overview

The Brook - 650 Evergreen Place, North Vancouver, BC V6B 2E2, Canada. Strata Plan BCS3458, 4 levels, 24 units, built 2010 - located at the corner of Evergreen Place and Delbrook Avenue in Delbrook community of North Vancouver. Developed by Streamline Properties Inc., the Brook consists of two 4-storey concrete buildings at the foothills of Grouse Mountain with the incredible panoramic views of the water, city and North Shore Mountains. Two buildings' addresses are 650 Evergreen Place and 3707 Delbrook Avenue.

This limited collection of homes will boast West Coast modern architecture defined by the quality of raw concrete and natural cedar, contrasted gray framed broad glass window walls. Geothermal and Solar Tube technology heat and cool the building and provide domestic hot water. Inside, these 1, 2 and 3 bedroom condos ranging between 800 to 1400 sq ft features 9' ceilings, lots of glass windows, concrete flooring, granite Countertops, glass tile backsplash, oak cabinetry, stainless steel appliances, and luxurious bathrooms with deep soaking tubs, Marble Counters, limestone floor tiles and ceramic tiles walls with honed marble bullet tile inlay. Plus spacious decks and terraces invite outdoor entertaining.

Rooted on a sloping site adjacent to Mosquito Creek, the Brook is steps away from Westview Centre shops and restaurants, Delbrook recreation centre, Esther Short Park and University of Phoenix, and within a few minutes drive to Lonsdale Avenue, Lonsdale Quay, Edgemont Village, Grouse Mountain, Park Royal Mall and Capilano Mall. The Brook is managed by Colyvan Pacific 604-683-8399.

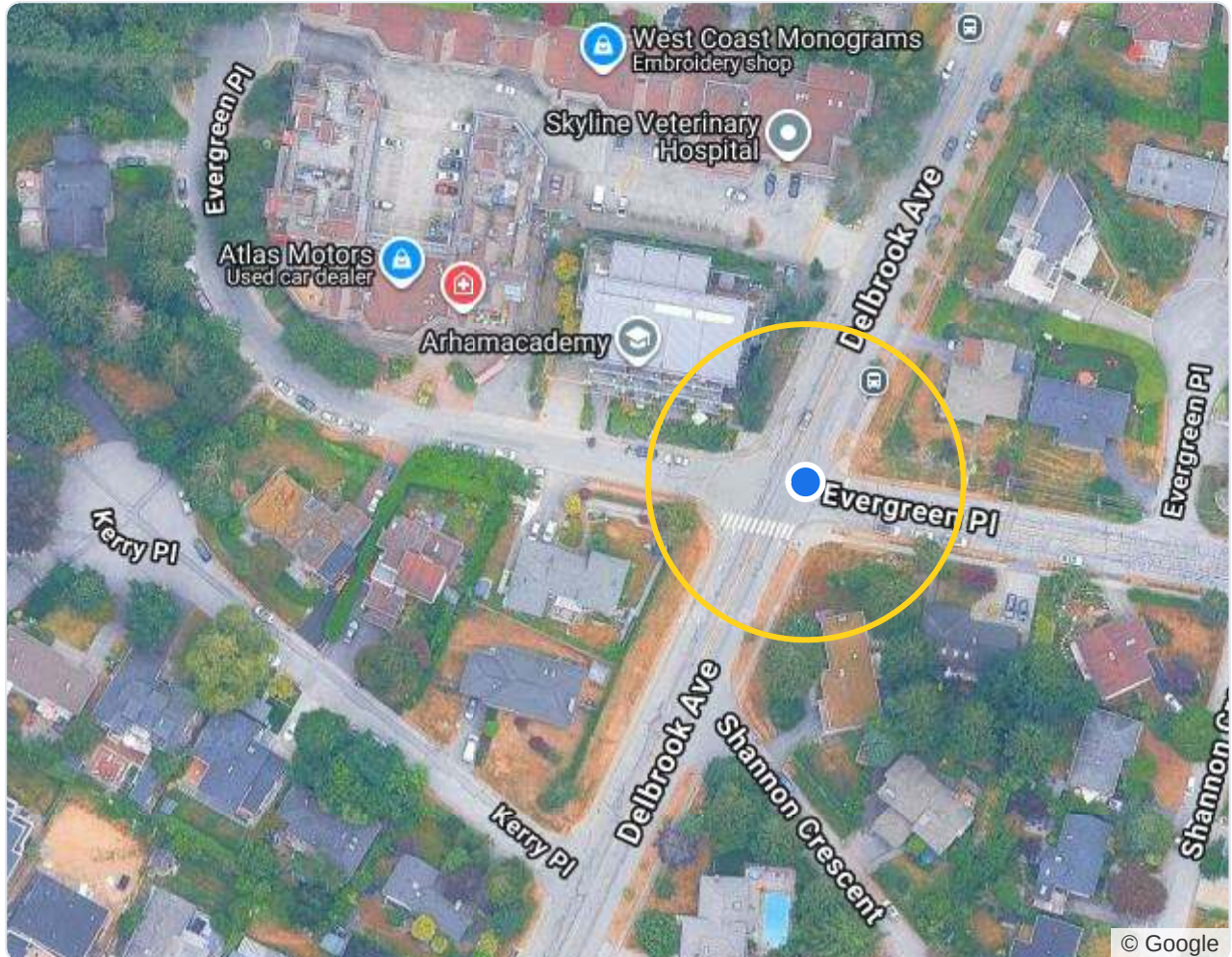
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

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

Location



Les Twarog

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