

BUILDING BROCHURE

COMPASS

680 Seylynn Cres. · North Vancouver, BC V7J 1H9 · Lynnmour



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7 FOR SALE
FROM \$579,900

13 SOLD · 12 MO
\$399,000–\$1,260,000


12-MO SOLD TREND
40.7

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



Unit Mix

Studio 4 units 450 – 453 sf from \$486,000	1 Bedroom 32 units 457 – 1,012 sf from \$399,000	2 Bedroom 41 units 761 – 1,526 sf from \$736,000	3 Bedroom 10 units 1,178 – 1,493 sf from \$1,035,000
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For Sale in Compass & Complex

7 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,398,000	3 / 2	1291 sf	\$1,083	1707 680 SEYLYNN CRESCENT
\$1,170,000	2 / 2	1022 sf	\$1,145	2801 680 SEYLYNN CRESCENT
\$899,900	2 / 2	1130 sf	\$796	610 680 SEYLYNN CRESCENT
\$819,000	2 / 2	848 sf	\$966	1502 680 SEYLYNN CRESCENT
\$649,000	1 / 1	600 sf	\$1,082	2601 680 SEYLYNN CRESCENT
\$598,800	1 / 1	609 sf	\$983	1508 680 SEYLYNN CRESCENT
\$579,900	1 / 1	592 sf	\$980	418 680 SEYLYNN CRESCENT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$885,000	2 / 2ba	1173 sf	\$754	2026-08-10
\$809,000	2 / 2ba	848 sf	\$954	2026-06-24
\$736,000	2 / 2ba	769 sf	\$957	2026-06-19
\$1,075,000	3 / 3ba	1367 sf	\$786	2026-05-25

Value & Financing

Price Positioning

\$1005 /sq ft

Active listings here average **\$1005/sf** vs **\$887/sf** across Lynnmour.

13% above area average

Mortgage Snapshot

\$2,777 /mo

Entry price (from) **\$579,900**

20% down payment **\$115,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2018	LEVELS 28	SUITES 247	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN EPS5109	DEVELOPER Denna Homes
ARCHITECT Da Architects + Planners		MANAGEMENT Awm Alliance Real Estate Group Ltd.	

Overview

Compass - 680 Seylynn Crescent, North Vancouver, BC V7J, Canada. Strata plan number EPS5109. Crossroads are Mountain Highway and Fern Street. Compass is the second tower of the the three tower Seylynn Village complex. A 28-storey tower with 247 units comprised of condominiums and townhomes. Estimated completion in 2018. Residences are expansive with views that capture an endless panorama from North Shore mountains to Burrard Inlet to downtown Vancouver. Daylight penetrating the oversize windows creates more openness throughout each home. Interiors are the epitome of class, designed to define the art of elegant living. Developed by Denna Homes. Architectural design by DA Architects + Planners. Interior design by Insight Design Group.

Nearby parks include Bridgman Park, Access to Lynn Creek and Park & Tilford Gardens. Nearby schools are Lynnmour Community School, Capilano University, and North Star Montessori Elementary School. Nearby grocery stores are Lillooet Trail Market and Real Canadian Superstore.

Other building in complex: [Beacon At Seylynn Village](#) - 1550 FERN STREET

Amenities & Features

- ✓ Air Cond./central
- ✓ Clubhouse
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Pool
- ✓ Storage
- ✓ Bike Storage
- ✓ Elevator
- ✓ Guest Suite
- ✓ Meeting Room
- ✓ Sauna/steam Room

Maintenance Fees Include

- ✓ Concierge
- ✓ Gas
- ✓ Management
- ✓ Caretaker
- ✓ Hot Water
- ✓ Snow Removal

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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