

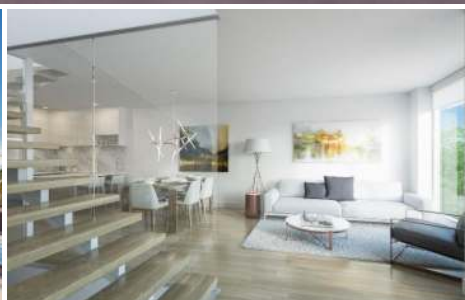
BUILDING BROCHURE

EVOLV₃₅

720 EAST 3rd St. · North Vancouver, BC V7L 0G7 · Queensbury



Scan to view online



1 FOR SALE
FROM \$1,418,000

1 SOLD · 12 MO
\$1,560,000–\$1,560,000



Unit Mix

3 Bedroom

6 units
1,554 – 1,885 sf
from \$1,273,000

4 Bedroom

21 units
1,769 – 2,205 sf
from \$1,299,000

For Sale in Evolv35 & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,418,000	3 / 4	1785 sf	\$794	33 720 E 3RD STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,560,000	3 / 4ba	1885 sf	\$828	2025-10-19
\$1,575,000	4 / 4ba	1822 sf	\$864	2025-03-20
\$1,650,000	4 / 4ba	1847 sf	\$893	2025-03-08
\$1,530,000	4 / 4ba	1907 sf	\$802	2024-11-02

Value & Financing

Price Positioning

\$794 /sq ft

Active listings here average \$794/sf vs \$1182/sf across Queensbury.

33% below area average

Mortgage Snapshot

\$6,791 /mo

Entry price (from) **\$1,418,000**

20% down payment **\$283,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2020	LEVELS 3	SUITES 35	CONSTRUCTION Concrete
EXTERIOR Other	TITLE TO LAND Freehold Strata	STRATA PLAN EPS6844	DEVELOPER Guildford Brook Estates
ARCHITECT Cornerstone Architecture			

Overview

Evolv35 - 720 East 3rd Street, North Vancouver, BC V7L 0G7, Canada. Evolv35 has a total of 35 units and has 3 storeys. Sizes range from 1769 to 2063 square feet. The development was completed in 2020. Evolv35 is a new townhouse development by Guildford Brook Estates Developments at 720 East 3rd Street, North Vancouver. Amenities include passive house certification, rooftop patio, lock-off basement suite with private entrance.

Evolv35's 4 bedroom townhomes with legal suite options are coming soon to the corner of East 3rd Street and Moody Avenue. Located in the completely re-imagined, award winning master-planned neighbourhood of Moodyville, North Vancouver. Your Evolv35 home is just a short walk from the many amenities of Lower Lonsdale and the new parks and shops coming to the Moodyville community.

Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

- | | |
|------------------|-------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Heat | ✓ Hot Water |
| ✓ Management | ✓ Sewer |
| ✓ Snow Removal | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
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