

BUILDING BROCHURE

# WEDGEWOOD

744 Orwell St. · North Vancouver, BC V7J 0A5 · Lynnmour



Scan to view online



**BC** Condos & Homes Team  
604-671-7000 | [www.VancouverFloorPlans.com](http://www.VancouverFloorPlans.com)



**2** FOR SALE  
FROM \$1,298,000

**4** SOLD · 12 MO  
\$1,220,000–\$1,371,000



## Unit Mix

### 3 Bedroom

15 units  
1,370 – 1,638 sf  
from \$989,000

### 4 Bedroom

7 units  
1,580 – 1,734 sf  
from \$1,205,000

## For Sale in Wedgewood & Complex

2 currently active

| ASKING      | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS    |
|-------------|--------------|---------|-------|-------------------|
| \$1,375,000 | 4 / 4        | 1729 sf | \$795 | 766 ORWELL STREET |
| \$1,298,000 | 3 / 3        | 1410 sf | \$921 | 774 ORWELL STREET |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF | DATE       |
|-------------|---------|---------|-------|------------|
| \$1,335,000 | 4 / 4ba | 1633 sf | \$818 | 2026-05-05 |
| \$1,371,000 | 4 / 4ba | 1580 sf | \$868 | 2026-03-13 |
| \$1,300,000 | 3 / 3ba | 1490 sf | \$872 | 2025-10-12 |
| \$1,220,000 | 3 / 3ba | 1501 sf | \$813 | 2025-09-10 |

## Value & Financing

### Price Positioning

**\$858** /sq ft

Active listings here average \$858/sf vs \$902/sf across Lynnmour.

5% below area average

### Mortgage Snapshot

**\$6,216** /mo

Entry price (from) \$1,298,000

20% down payment \$259,600

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT  
**2010**

LEVELS  
**3**

SUITES  
**55**

CONSTRUCTION  
**Frame - Wood**

## Overview

Wedgewood - 744 Orwell Street, North Vancouver, BC V7J 0A5, Canada. Strata plan number BCS3768. Crossroads are Mount seymour Parkway and Old Lillooet Road. Wedgewood features 55, 3-stories townhouses. Completed in 2010. Developed by Polygon Realty Ltd. This limited collection of three and four bedroom townhomes reflect a West Coast mountain architecture with steeply pitched gable roof dormers and wide overhangs, contemporary interiors featuring open-plan layouts, luxurious ensuites, and gourmet kitchens with granite countertops, warm laminate flooring, and sleek stainless steel appliances. For added convenience, large private decks invite outdoor entertaining, and attached double-car garages welcome residents of every home. Nearby parks include Access to Lynn Creek, Bridgman Park and Arborlynn Park. Nearby schools include Lynnmour Community School, Lynnmour Elementary School and School District No 44 North Vancouver. The closest grocery stores are Lillooet Trail Market, Lynnmour Grocery and Real Canadian Superstore. Nearby coffee shops include Churchill's Coffee Bar & Lounge, Tim Hortons and Moja Coffee. Nearby restaurants include Westview Pizza, Pantry Restaurant The and Lynn Valley Lions Premiere Court.

Other address: 710 ORWELL ST, 712 ORWELL ST, 714 ORWELL ST, 716 ORWELL ST, 718 ORWELL ST, 720 ORWELL ST, 722 ORWELL ST, 724 ORWELL ST, 726 ORWELL ST, 728 ORWELL ST, 730 ORWELL ST, 732 ORWELL ST, 734 ORWELL ST, 736 ORWELL ST, 738 ORWELL ST, 740 ORWELL ST, 742 ORWELL ST, 746 ORWELL ST, 748 ORWELL ST, 750 ORWELL ST, 752 ORWELL ST, 754 ORWELL ST, 756 ORWELL ST, 758 ORWELL ST, 760 ORWELL ST, 762 ORWELL ST, 764 ORWELL ST, 766 ORWELL ST, 768 ORWELL ST, 770 ORWELL ST, 772 ORWELL ST, 774 ORWELL ST, 76 ORWELL ST, 778 ORWELL ST, 681 PREMIER ST, 683 PREMIER ST, 685 PREMIER ST, 687 PREMIER ST, 689 PREMIER ST, 691 PREMIER ST, 693 PREMIER ST, 695 PREMIER ST, 697 PREMIER ST, 701 PREMIER ST, 703 PREMIER ST, 705 PREMIER ST, 707 PREMIER ST, 709 PREMIER ST, 711 PREMIER ST, 713 PREMIER ST, 717 PREMIER ST, 719 PREMIER ST, 721 PREMIER ST, 723 PREMIER ST

## Amenities & Features

✓ In Suite Laundry

✓ Storage

## Maintenance Fees Include

✓ Management

✓ Snow Removal

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing  
scan or call