

BUILDING BROCHURE

# GARDEN TERRACE - 849 TOBRUCK BUILDING

849 Tobruck Ave. · North Vancouver, BC V7P 1V9 · Hamilton



**1** FOR SALE  
FROM \$1,198,000

**1** SOLD · 12 MO  
\$1,100,000-\$1,100,000

12-MO SOLD TREND  
-13.4

# Unit Mix

## 2 Bedroom

2 units  
1,420 – 1,447 sf  
**from \$1,012,000**

## 3 Bedroom

4 units  
1,487 – 1,567 sf  
**from \$1,010,000**

# For Sale in Garden Terrace – 849 Tobruck Building & Complex

1 currently active

| ASKING             | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS      |
|--------------------|--------------|---------|-------|---------------------|
| <b>\$1,198,000</b> | 3 / 3        | 1493 sf | \$802 | 7 848 W 16TH STREET |

# Recently Sold in this Building

| SOLD PRICE         | BEDS    | SIZE    | \$/SF | DATE       |
|--------------------|---------|---------|-------|------------|
| <b>\$1,100,000</b> | 2 / 3ba | 1447 sf | \$760 | 2025-11-18 |
| <b>\$1,010,000</b> | 3 / 3ba | 1487 sf | \$679 | 2022-09-10 |
| <b>\$1,012,000</b> | 2 / 3ba | 1420 sf | \$713 | 2022-04-13 |
| <b>\$1,350,000</b> | 3 / 3ba | 1567 sf | \$862 | 2022-04-06 |

# Value & Financing

## Price Positioning

**\$802** /sq ft

Active listings here average **\$802/sf** vs **\$981/sf** across Hamilton.

**18% below area average**

## Mortgage Snapshot

**\$5,738** /mo

Entry price (from) **\$1,198,000**

20% down payment **\$239,600**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                                  |
|---------------------------|-----------------------------------------|-------------------------------|--------------------------------------------------|
| YEAR BUILT<br><b>1991</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>22</b>           | CONSTRUCTION<br><b>Frame - Wood</b>              |
| EXTERIOR<br><b>Wood</b>   | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>VAS2738</b> | MANAGEMENT<br><b>C&amp;c Property Group Ltd.</b> |

## Overview

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Garden Terrace 849 Tobruck Ave, North Vancouver, BC V7P 1V9, Canada VAS2738. Garden Terrace is located on Tobruck Avenue and Fell Avenue in a convenient neighbourhood of North Vancouver. Built in 1992, Garden Terrace offers 22 homes that are well maintained and professionally managed by Permania Management: 604- 904-3803. Maintenance fees include gardening, garbage pickup, and management. Features of Garden Terrace include in suite laundry.

This is a prime location just minutes away from Lower McKay Creek Park, Capilano Mall, Indigo, Future Shop, Everything Wine, and Fitness World. There are also many highly rated restaurants and pubs nearby such as Boston Pizza, Cactus Club Cafe, Taylor's Crossing, Red Robin, De Dutch Pannekoek House, Yuko Maki Japanese, and C-Lovers Fish & Chips. Transit and major routes are close by and within walking distance.

## Amenities & Features

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✓ In Suite Laundry

## Maintenance Fees Include

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✓ Garbage Pickup

✓ Gardening

✓ Management

## Location



**Les Twarog**

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Book a Viewing  
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