

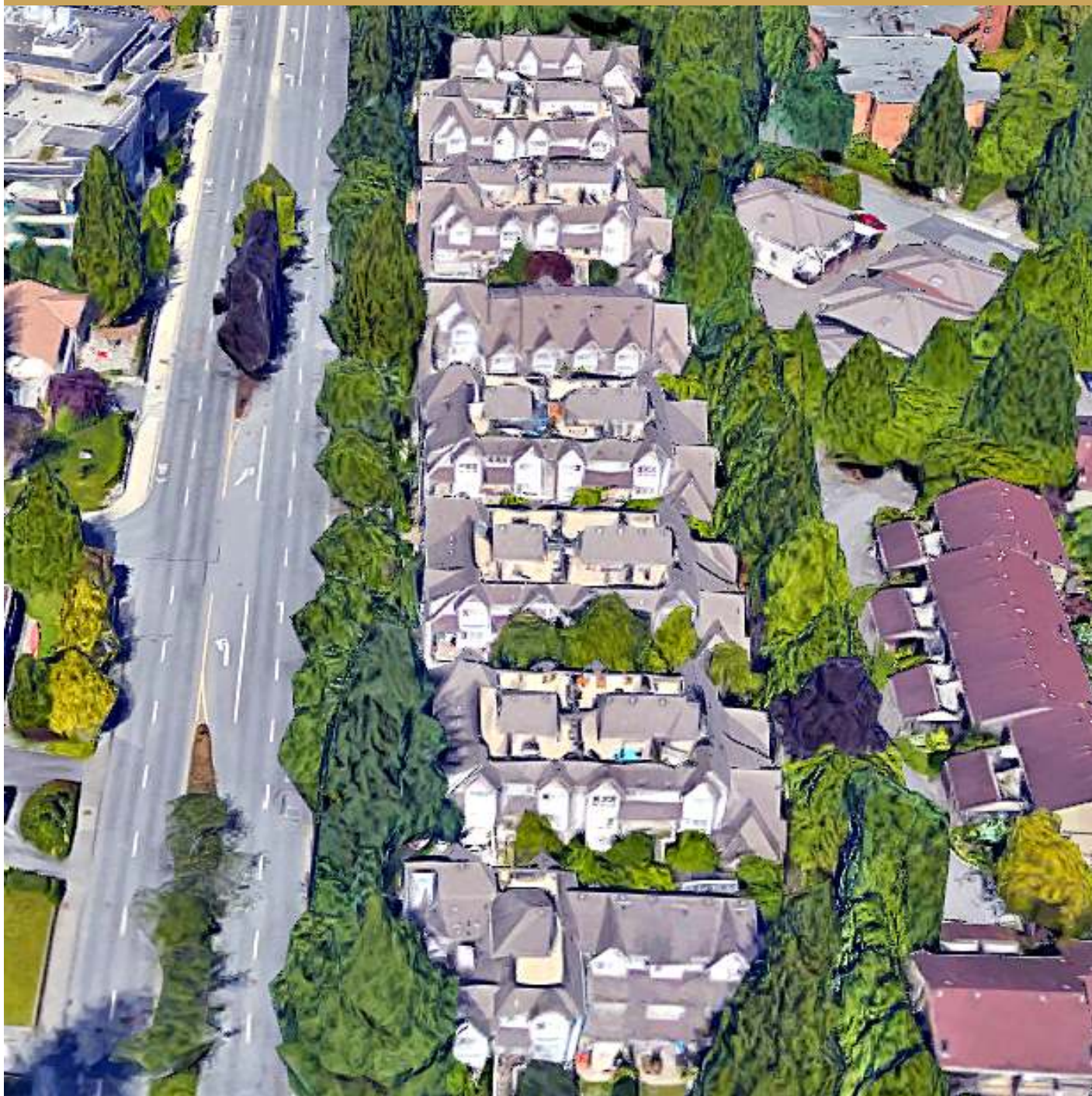
BUILDING BROCHURE

RIVER ROCK - 995 LYNN VALLEY BUILDING

995 Lynn Valley Rd. · North Vancouver, BC V7J 1Z6 · Lynn Valley



Scan to view online





2 FOR SALE
FROM \$629,000

4 SOLD · 12 MO
\$549,000–\$865,000

12-MO SOLD TREND
-38

Unit Mix

1 Bedroom

1 unit
697 – 697 sf
from \$549,000

2 Bedroom

25 units
804 – 1,034 sf
from \$629,000

3 Bedroom

5 units
1,218 – 1,268 sf
from \$920,000

For Sale in River Rock – 995 Lynn Valley Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,900	2 / 1	840 sf	\$952	3 1005 LYNN VALLEY ROAD
\$629,000	2 / 1	805 sf	\$781	11 1015 LYNN VALLEY ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$549,000	1 / 1ba	697 sf	\$788	2026-07-11
\$818,000	2 / 2ba	1007 sf	\$812	2026-04-26
\$715,000	2 / 1ba	804 sf	\$889	2025-10-14
\$865,000	2 / 2ba	1012 sf	\$855	2025-09-11

Value & Financing

Price Positioning

\$867 /sq ft

Active listings here average **\$867/sf** vs **\$944/sf** across Lynn Valley.

Mortgage Snapshot

\$3,012 /mo

Entry price (from) **\$629,000**
20% down payment **\$125,800**

8% below area average

Rate / amortization

5.24% · 25 yr

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

YEAR BUILT 2001	LEVELS 3	SUITES 62	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN LMS4417	MANAGEMENT Tribe Management Inc.

Overview

River Rock - 995 Lynn Valley Road, North Vancouver, BC V7J 1Z6, Canada. Strata Plan LMS4417. River Rock is located on Lynn Valley Road and St. Christophers Road in the convenient neighbourhood of Lynn Valley, North Vancouver. Built in 2001, River Rock offers 62 homes that are well maintained and professionally managed by Southview: 604-684-4508. Maintenance fees include garbage pickup, gardening, gas, management, and hot water. Features of River Rock include in suite laundry and storage. River Rock allows rentals and 1 pet with restrictions.

This is a prime location just minutes away from North Vancouver District Public Library, Zellers, Safeway, The Black Bear Pub, and Lynn Valley Shopping Centre. It is also close to Lynn Canyon which has a suspension bridge, an ecology centre, and many hiking trails both short and long. It is also close to the Karen Magnusson Rec. Centre which has a large swimming pool, and an ice rink. Transit and major routes are close by and within walking distance.

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

✓ Garbage Pickup

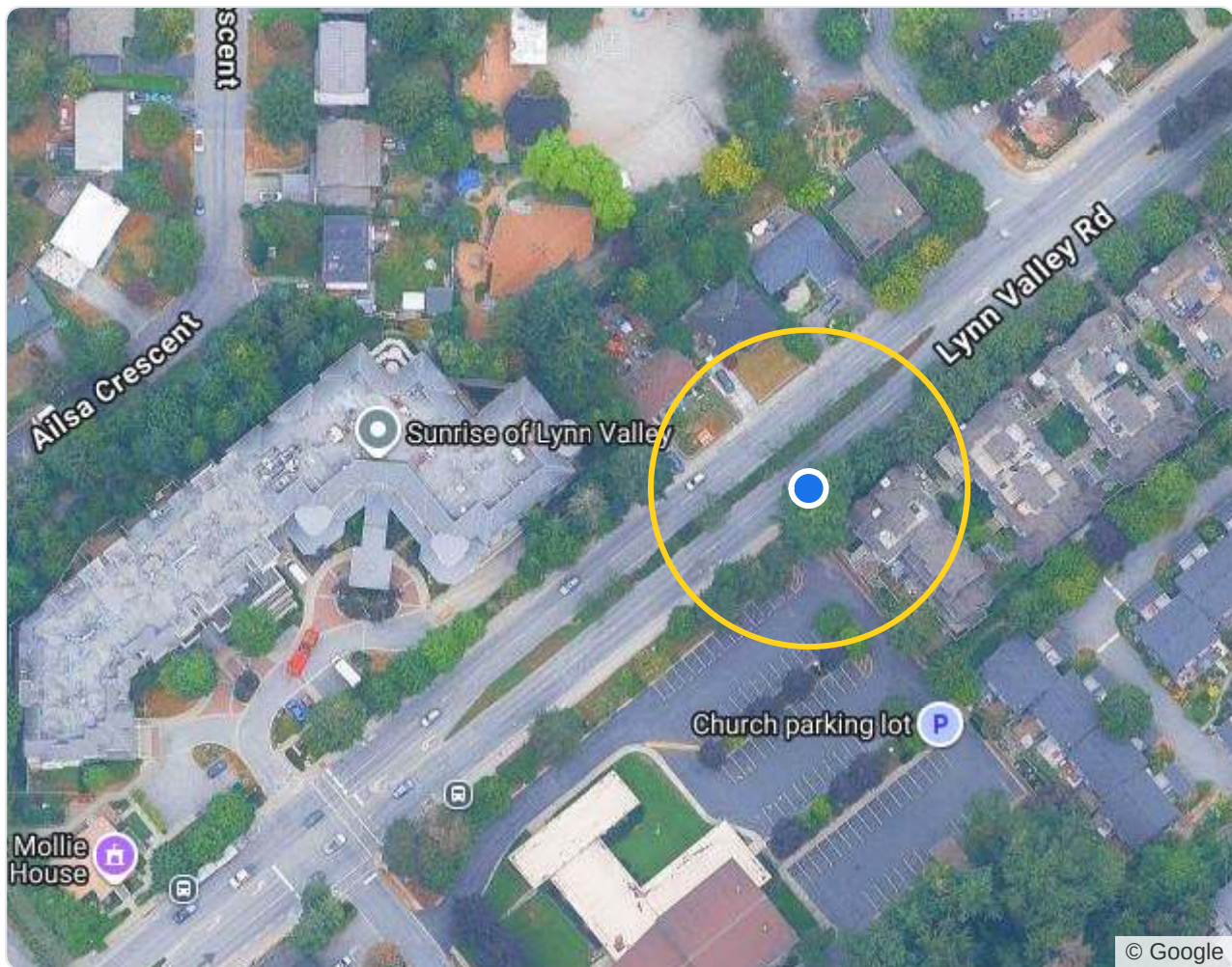
✓ Gas

✓ Management

✓ Gardening

✓ Hot Water

Location



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