

BUILDING BROCHURE

BALMORAL HOUSE

960 Lynn Valley Rd. · North Vancouver, BC V7J 1Z7 · Lynn Valley



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1 FOR SALE
FROM \$569,000

2 SOLD · 12 MO
\$580,000–\$595,000



Unit Mix

1 Bedroom

14 units
646 – 738 sf
from \$385,000

2 Bedroom

18 units
750 – 947 sf
from \$442,500

For Sale in Balmoral House & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$569,000	1 / 1	714 sf	\$797	113 960 LYNN VALLEY ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$595,000	2 / 1ba	798 sf	\$746	2026-02-20
\$580,000	2 / 1ba	796 sf	\$729	2025-12-09
\$507,500	1 / 1ba	710 sf	\$715	2025-05-29
\$520,000	1 / 1ba	710 sf	\$732	2025-02-14

Value & Financing

Price Positioning

\$797 /sq ft

Active listings here average **\$797/sf** vs **\$939/sf** across Lynn Valley.

15% below area average

Mortgage Snapshot

\$2,725 /mo

Entry price (from) **\$569,000**

20% down payment **\$113,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2002	LEVELS 4	SUITES 66	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN LMS4641	

Overview

Balmoral House 960 Lynn Valley Rd, North Vancouver, BC V7J 1Z7, Canada LMS4641. Hastings Manor is located on Lynn Valley Road and Kirkstone Road in the convenient neighbourhood of

Lynn Valley, North Vancouver. Built in 2002, Balmoral House offers 66 homes that are well maintained and professionally managed by Strata West: 604-904-9595. Maintenance fees include garbage pickup, gardening, gas, hot water, and management. Features of Balmoral House include elevators, a garden, in suite laundry, and wheelchair access. Balmoral House has a 55+ age restriction, allows rentals with restrictions, and allows 2 pets 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.

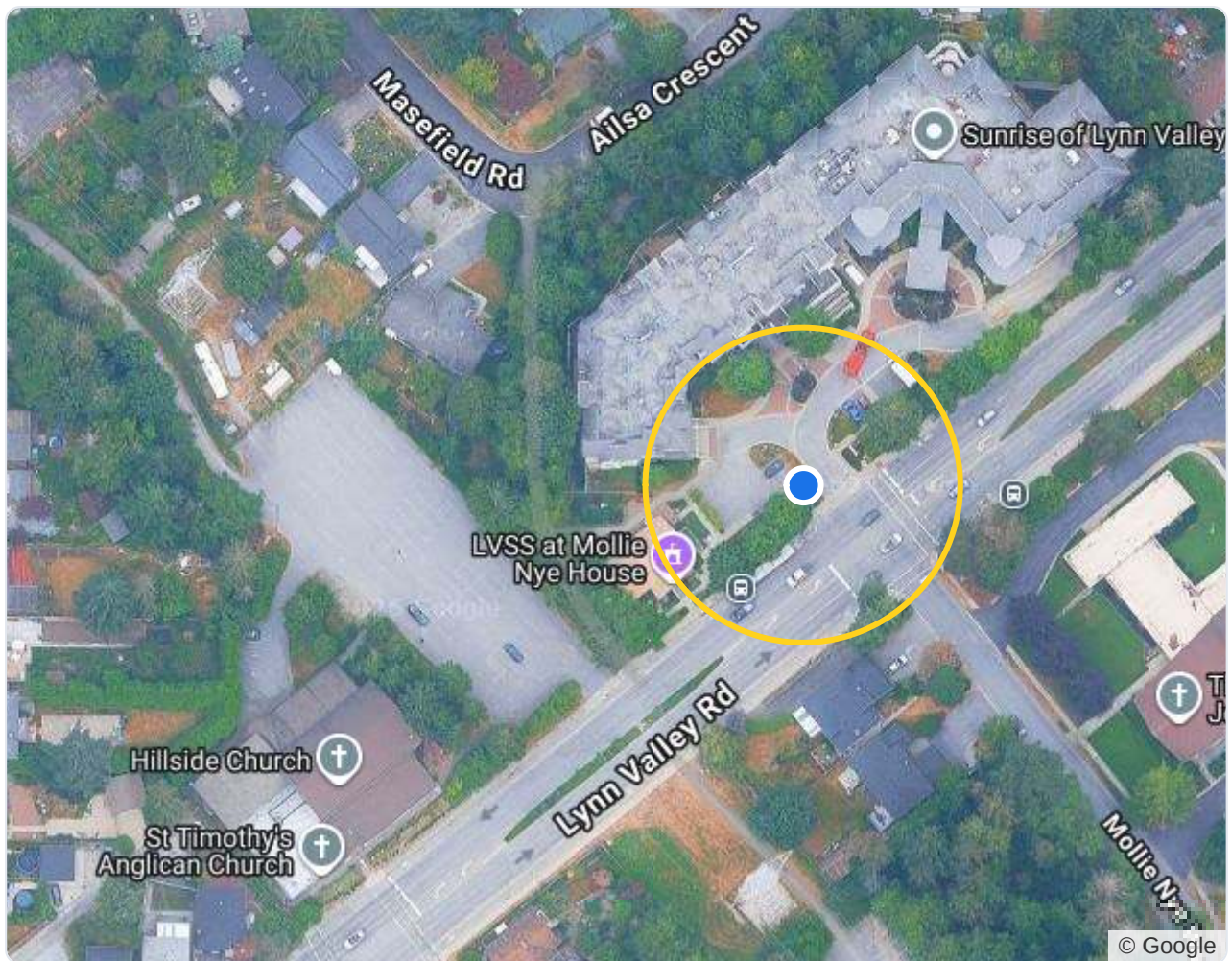
Amenities & Features

- | | |
|------------|---------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Storage | ✓ Wheelchair Access |

Maintenance Fees Include

- | | |
|------------------|-------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Hot Water |
| ✓ Management | |

Location



Les Twarog

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