

BUILDING BROCHURE

HAMILTON COURT

828 WEST 16th St. · North Vancouver, BC V7P 1R3 · Hamilton



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1 FOR SALE
FROM \$1,230,000

12-MO SOLD TREND
-19.5

Unit Mix

3 Bedroom

7 units

1,388 – 2,071 sf

from \$1,000,000

For Sale in Hamilton Court & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,230,000	3 / 4	1472 sf	\$836	7 828 W 16TH STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,000,000	3 / 3ba	1388 sf	\$720	2024-10-17
\$1,144,000	3 / 3ba	1413 sf	\$810	2024-06-25
\$1,390,000	3 / 4ba	2071 sf	\$671	2023-11-13
\$1,243,000	3 / 3ba	1414 sf	\$879	2023-06-19

Value & Financing

Price Positioning

\$836 /sq ft

Active listings here average **\$836/sf** vs **\$987/sf** across Hamilton.

15% below area average

Mortgage Snapshot

\$5,891 /mo

Entry price (from) **\$1,230,000**

20% down payment **\$246,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1992	LEVELS 3	SUITES 23	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN LMS554	MANAGEMENT C&c Property Group Ltd.

Overview

Hamilton Court 828 W 16 St, North Vancouver, BC V7P 1V9, Canada LMS554. Hamilton Court is located on W 16th Street and Fell Avenue in a convenient neighbourhood of North Vancouver. Built in 1992, Hamilton Court offers 23 homes that are well maintained and professionally managed by C&C Property: 604-987-9040. Maintenance fees include gardening, garbage pickup, gas, and management. Hamilton Court recently underwent renovations which included new siding, balconies, and roof. Features of Hamilton Court include a bike room, in suite laundry, garden, and wheelchair access. Hamilton Court allows rentals and 2 pets with restrictions.

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.

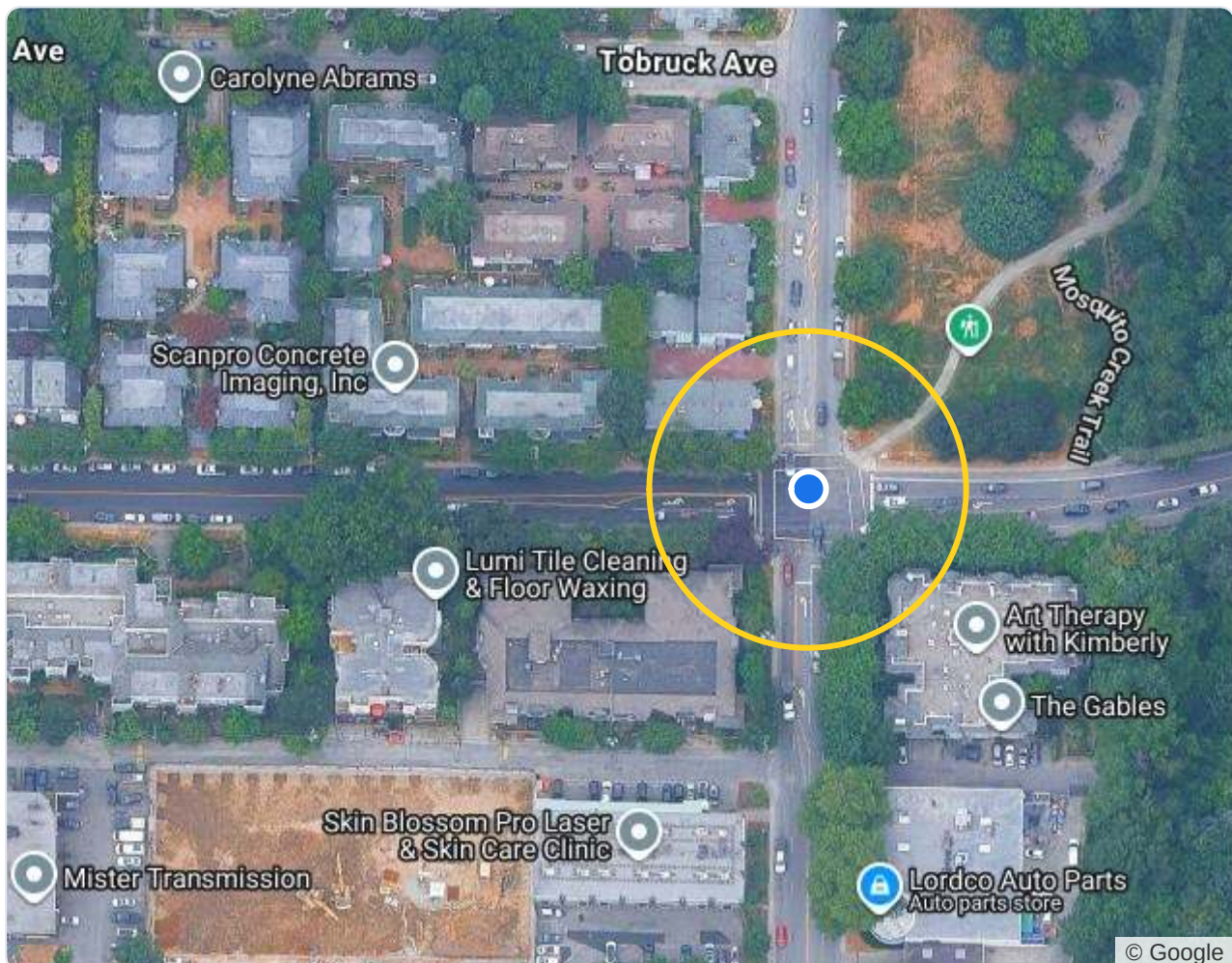
Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Garbage Pickup
- ✓ Gas

Location





Les Twarog

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