

BUILDING BROCHURE

PORTTREE HOUSE

330 EAST 1st St. · North Vancouver, BC V7L 1B5 · Lower Lonsdale



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1 FOR SALE
FROM \$589,000

1 SOLD · 12 MO
\$375,000-\$375,000



Unit Mix

1 Bedroom

6 units
589 – 681 sf
from \$375,000

2 Bedroom

5 units
825 – 918 sf
from \$520,100

For Sale in Portree House & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$589,000	2 / 1	918 sf	\$642	203 330 E 1ST STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$375,000	1 / 1ba	589 sf	\$637	2025-11-27
\$612,900	2 / 1ba	825 sf	\$743	2025-03-20
\$480,000	1 / 1ba	653 sf	\$735	2023-03-20
\$456,000	1 / 1ba	657 sf	\$694	2022-06-14

Value & Financing

Price Positioning

\$642 /sq ft

Active listings here average **\$642/sf** vs **\$1003/sf** across Lower Lonsdale.

36% below area average

Mortgage Snapshot

\$2,821 /mo

Entry price (from) **\$589,000**

20% down payment **\$117,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1976	LEVELS 3	SUITES 39	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN VAS346	MANAGEMENT Assertive Northwest

Overview

Portree House 330 E 1 St, North Vancouver, BC V7L 1B5, Canada VAS346. Portree House is located on E 1st Street and St. Andrews Avenue in a convenient neighbourhood of North Vancouver. Built in 1976, Portree House offers 39 homes that are well maintained and professionally managed by Ascent: 604- 431-1800. Maintenance fees include garbage pickup, gardening, heat, hot water, and management. Portree House recently underwent renovations in 2010 which included new piping, and a new roof. Portree House allows rentals, and allows 2 pets with restrictions.

This is a prime location just minutes away from North Vancouver District Public Library, St. Andrews Park, Safeway, Empire Theatres, and Lionsgate Hospital. There are also many excellent restaurants nearby to chose from including Palki Best Indian Cuisine, Memphis Blues Bbq, Neighbourhood Noodle House, Paspalos Taverna Greek Food, and Red Chilli Szechuan Restaurant. It is also close to Lonsdale Quay which has many specialty shops and the seabus which is just a short ride over to the heart of downtown Vancouver.

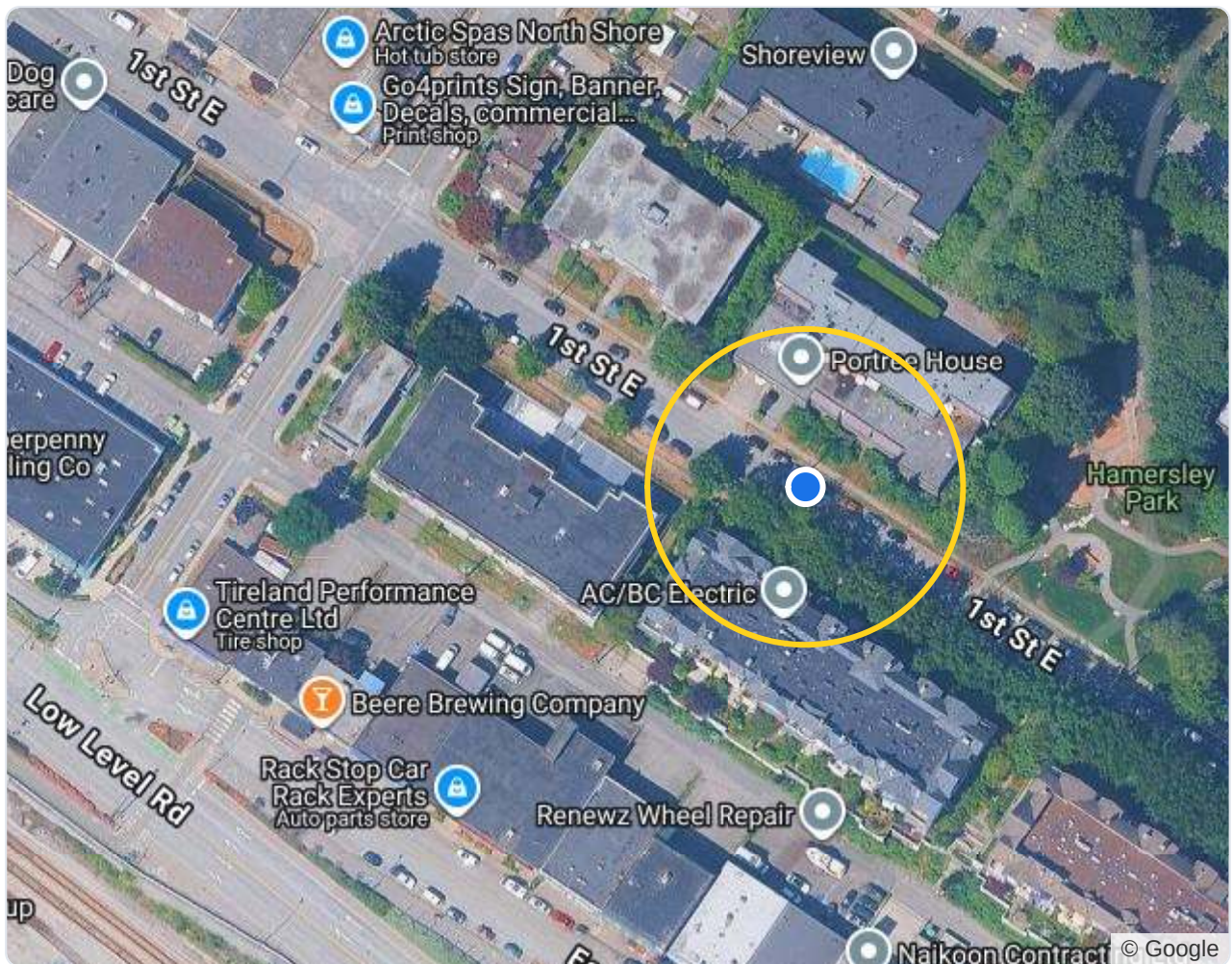
Amenities & Features

- | | |
|------------------|------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ Shared Laundry | ✓ Storage |

Maintenance Fees Include

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

Location



Les Twarog

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