

# #1608 - 680 Seylynn Crescent, North Vancouver

\$619,900



Don't miss this stunning AIR CONDITIONED 1 bedroom + den home with breathtaking UNOBSTRUCTED mountain views with an unbeatable location! Enjoy an open-concept layout featuring a sleek, modern kitchen with ample counter & storage space, S/S appl pkg with a Bosch gas cooktop & an island with bar seating. Spacious living area with floor to ceiling triple-glazed windows to showcase the spectacular views & a lrg covered balcony with gas BBQ hookup invites year-round outdoor enjoyment. The airy bdrm offers comfort & tranquility, complemented by a spa-inspired bathroom with deep soaker tub & rain shower. Additional highlights incl over height ceilings, full size washer/dryer, den perfect for working from home, parking & storage. Resort style amen: Swimming pool, hot tub, sauna/steam rm, fitness centre, party rooms & guest suites.

## KEY INFORMATION

ADDRESS: 1608 - 680 Seylynn Crescent, N Van

PRICE: \$619,900

AREA: Lynnmour

TYPE: 1 Bedroom + 1 Bath + Den

SQ FT: 609 SF\*

YEAR BUILT: 2018

TAX: \$3,458.23 (2025)

STRATA FEES: \$443.51

## FEATURES

VIEWS: Mountain Views

PARKING: 1 (35)

LOCKER: Yes (198)

PETS: 2 Pets

RENTAL: No Airbnb, Minimum 90 days

ELEMENTARY: Lynnmour Elementary

HIGH SCHOOL: Windsor Secondary

\* Strata Plan shows 601 SF



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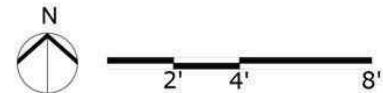
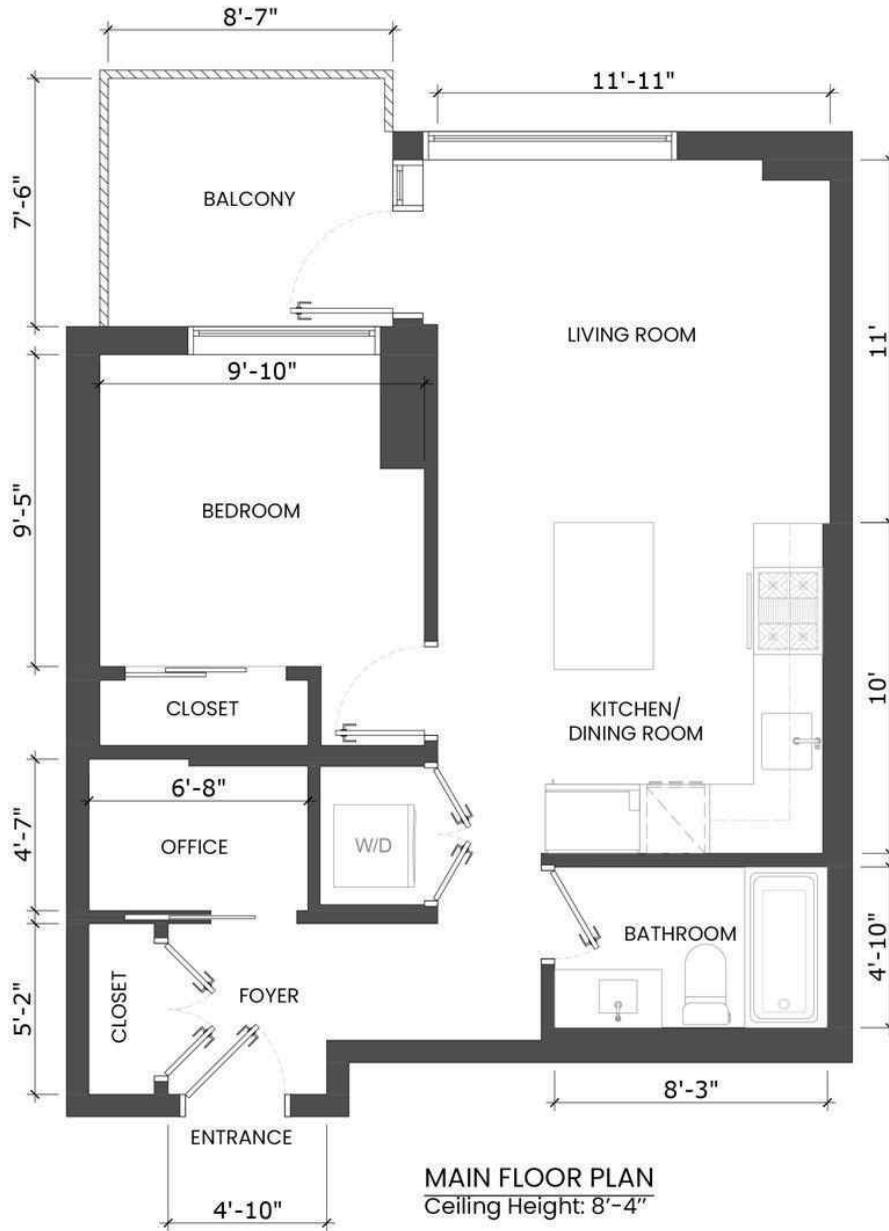
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1608-680 SEYLYNN CRESCENT, NORTH VANCOUVER, BC

MAIN FLOOR TOTAL: 609 SQ.FT. \*  
 BALCONY: 64 SQ. FT.

\*Strata Plan Shows 601 SQ. FT.



\* PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ ARCHITECTURAL PURPOSES. MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED. FLOOR PLAN DESIGNED BY ISHOT.CA ENTERPRISES INC. 604-368-7979 ISHOT.CA



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Presented by:  
**Derek Kai PREC\***  
**Chow & Kai Group**  
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**Active** **1608 680 SEYLYNN CRESCENT** Residential Attached  
**R3092409** North Vancouver **\$619,900 (LP)**  
 Board: V Lynnmour V7J 0B5 (SP) **M**  
 Apartment/Condo



Sold Date: If new,GST/HST inc?: Original Price: **\$619,900**  
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2018**  
 Frontage(feet): Bathrooms: **1** Age: **8**  
 Frontage(metres): Full Baths: **1** Zoning: **CD-67**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,458.23**  
 Sq. Footage: **0.00** For Tax Year: **2025**  
 Flood Plain: P.I.D.: **030-491-410** Tax Inc. Utilities?:  
 View: **Yes :Unobstructed Mountains** Tour:  
 Complex / Subdiv: **COMPASS AT SEYLYNN VILLAGE**  
 First Nation  
 Services Conctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit, Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass, Mixed**  
 Foundation: **Concrete Perimeter**  
 Renovations: Reno. Year: Fixtures Leased: :  
 # of Fireplaces: R.I. Fireplaces: Rain Screen:  
 Fireplace Fuel: Metered Water: Fixtures Rmvd: **No** :  
 Fuel/Heating: **Forced Air** R.I. Plumbing:  
 Outdoor Area: **Balcony(s)** Floor Finish:  
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Underground, Visitor Parking**  
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Legal: **STRATA LOT 150 DISTRICT LOT 613 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS5109 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, Guest Suite, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Concierge**  
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryer/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): <b>609</b>	Units in Development:	Tot Units in Strata: <b>243</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>North</b>	Stores in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>AWM Alliance</b>	Mgmt. Co's #: <b>604-685-3227</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$443.51</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>609 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Unfinished Floor: <b>0</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Grand Total: <b>609 sq. ft.</b>	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: <b>Yes</b>		
Basement: <b>None</b>	Short Term Lse-Details: <b>Minimum 90 days Rentals</b>		
Crawl/Bsmt. Ht:			
# of Kitchens: <b>1</b>			
# of Levels: <b>1</b>			
# of Rooms: <b>5</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	11'11 x 10'			x	1	Main	4	No
Main	Living Room	11'11 x 11'			x	2			
Main	Bedroom	9'10 x 9'5			x	3			
Main	Den	6'8 x 4'7			x	4			
Main	Patio	8'7 x 7'6			x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

**Don't miss this stunning AIR CONDITIONED 1 bdrm + den home with breathtaking UNOBSTRUCTED mountain views at Compass in Seylynn Village. Enjoy an open-concept layout feat a sleek, modern kitchen with ample counter & storage space, S/S appl pkg with a Bosch gas cooktop & an island with bar seating. Spacious living area with floor to ceiling triple-glazed windows to showcase the spectacular views & a large covered balcony with gas hookup invites year-round outdoor enjoyment. Additional highlights incl over height ceilings, full size washer/dryer, den/office perfect for working from home, prkg & a storage locker. World Class Amen with Denia Club - 14,000 SF facility with fully equipped Gym, 25m lap pool, hot tub, steam, sauna, guest suite, party, yoga & dance room.**

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