

Goodman:

FOR SALE



NEW PURPOSE-BUILT LUXURY RENTAL APARTMENT BUILDING FEATURING 75 SUITES —
LOCATED IN BEAUTIFUL LYNN VALLEY

HAWTHORNE AT TIMBER COURT
2670 LIBRARY LANE, DISTRICT OF NORTH VANCOUVER

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HAWTHORNE AT TIMBER COURT

Address	2670 Library Lane, District of North Vancouver
Legal description	Air Space Parcel 1 District Lot 2022 Group 1 New Westminster District Air Space Plan EPP94212
PID	030-914-248
Zoning	CD86
Year completed	2020
Storeys	5 & 6
Elevators	2
Net rentable area	62,764 SF
Units	75

SUITE MIX

	Units	Avg. SF
1 bedroom + den	20	683 SF
2 bedroom	5	695 SF
2 bedroom + den	26	849 SF
3 bedroom	24	982 SF
Total	75	

Parking 75 + 15 (visitor) stalls

Storage lockers 75

Taxes (2019) \$123,471

Financing Treat as clear title

Price **CALL LISTING AGENT**



OPPORTUNITY

A rare opportunity to own a brand new luxury purpose-built rental building in North Vancouver's Lynn Valley. Hawthorne at Timber Court is a five & six-storey wood-frame apartment complex featuring 75 large units with a superior suite mix of one-, two- and three-bedrooms. This project is a culmination of thoughtful design and attentive execution. The strong West Coast aesthetic of the exterior reflects everything about the Hawthorne building, from the architectural structure to the unit layouts to the design elements of each rental suite. Developed by Vancouver's leading builder Polygon Hawthorne Homes Ltd., this contemporary beauty provides a unique sense of community within the Lynn Valley neighbourhood and was constructed with longevity in mind for the investor.

Hawthorne units feature contemporary interiors with large windows, laminate wood flooring, stone engineered countertops, stainless steel GE and Moffat appliances, bathrooms with marble inspired porcelain flooring, polished chrome Grohe fixtures and in-suite GE washer & dryer. Every unit has an outdoor patio or balcony space. The building contains ample bike storage and secured parking in a gated garage.

BUILDING HIGHLIGHTS

Mechanical / heating

- Enerpro utility monitoring system enables building owner to meter & charge water and heating costs to tenants
- Dedicated mechanical room with high efficiency boiler
- Individual Heat Recovery Ventilation (HRV) units in each suite
- In-floor hot water radiant heat individually metered per unit

Lockers

- 77 storage lockers
- 2 bike storage rooms with racks for 84 bikes

Parking

- 75 residential parking spots including:
- 9 "Level 1" EV parking stalls (20A – 120V outlet)
 - 3 HC stalls
 - 15 guest parking spots to be shared with Juniper at Timber Court building

Electrical

- Dedicated electrical room fed from pad mounted transformer – shared with Juniper at Timber Court building

Security

- Strategically located security cameras and rough-in for future cameras including parkade, lobbies and amenity
- Secure key fob entry at strategic ground floor and parkade locations

Amenity

- 329 SF rental amenity room
- 96 SF rental office
- Access to outdoor playground

This communication is not intended to cause or induce breach of an existing listing agreement. The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. It is your responsibility to confirm its accuracy and completeness independently.

2670 LIBRARY LANE, DISTRICT OF NORTH VANCOUVER

UNIT FEATURES

- Designed by award-winning Raymond Letkeman Architects Inc., Hawthorne at Timber Court features modern West Coast architecture with prominent wood beams and brick cladding
- Pedestrian pathways throughout the Timber Court community and a focal water feature / public art installation on 27th Street

Distinguished interiors

- In-floor radiant heating system
- Rich laminate flooring sets the tone for tasteful design throughout
- Units in both light and dark colour schemes (60% light and 40% dark)
- Beaulieu stain-proof carpeting in bedrooms puts durable style at your feet
- Blinds on all windows give privacy from the outside while being attractive from the inside
- Low E, double glazed, thermally broken, vinyl windows improve energy efficiency and ensure ideal indoor temperatures year round

Other

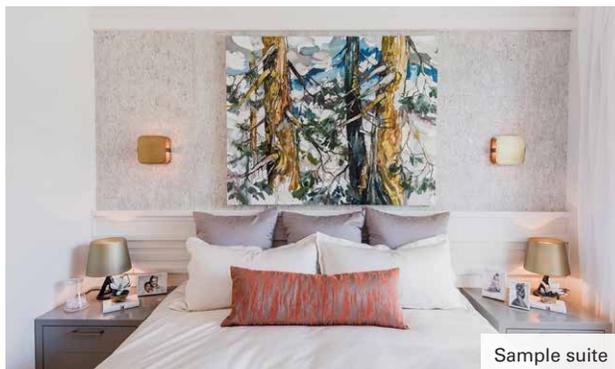
- Underground parkade with security cameras and emergency buttons
- Capability to install wireless security for all units
- Smoke detectors and fire sprinklers are installed in all homes and common areas
- Wired for high-speed internet access
- Homes come with washer/dryer

Bathrooms

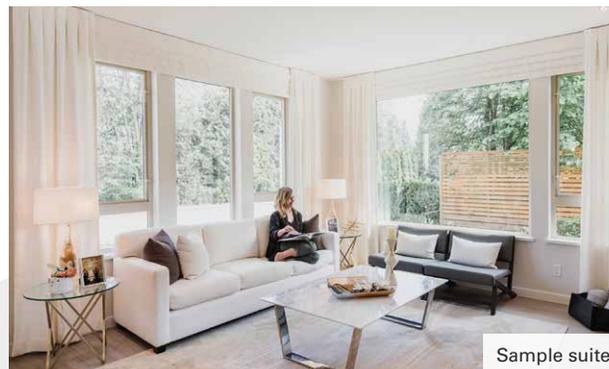
- Tile flooring and shower
- Cabinetry features soft-closing hardware
- Ensuites offer a luxurious oversized shower with semi-frameless shower doors
- Water-conserving, low-flush toilets

Kitchens

- Engineered stone countertops with a handset ceramic tile backsplash
- Appliances:
 - Stainless steel 18 Cu. Ft. fridge / freezer by Moffat
 - 30" Slide-in electric oven by GE
 - Built-in stainless steel dishwasher by GE
 - 1.6 Cu. Ft microwave oven by GE
- Special cabinet features include a Lazy-Susan and soft-closing hardware
- Laminate flooring in the kitchen area



Sample suite

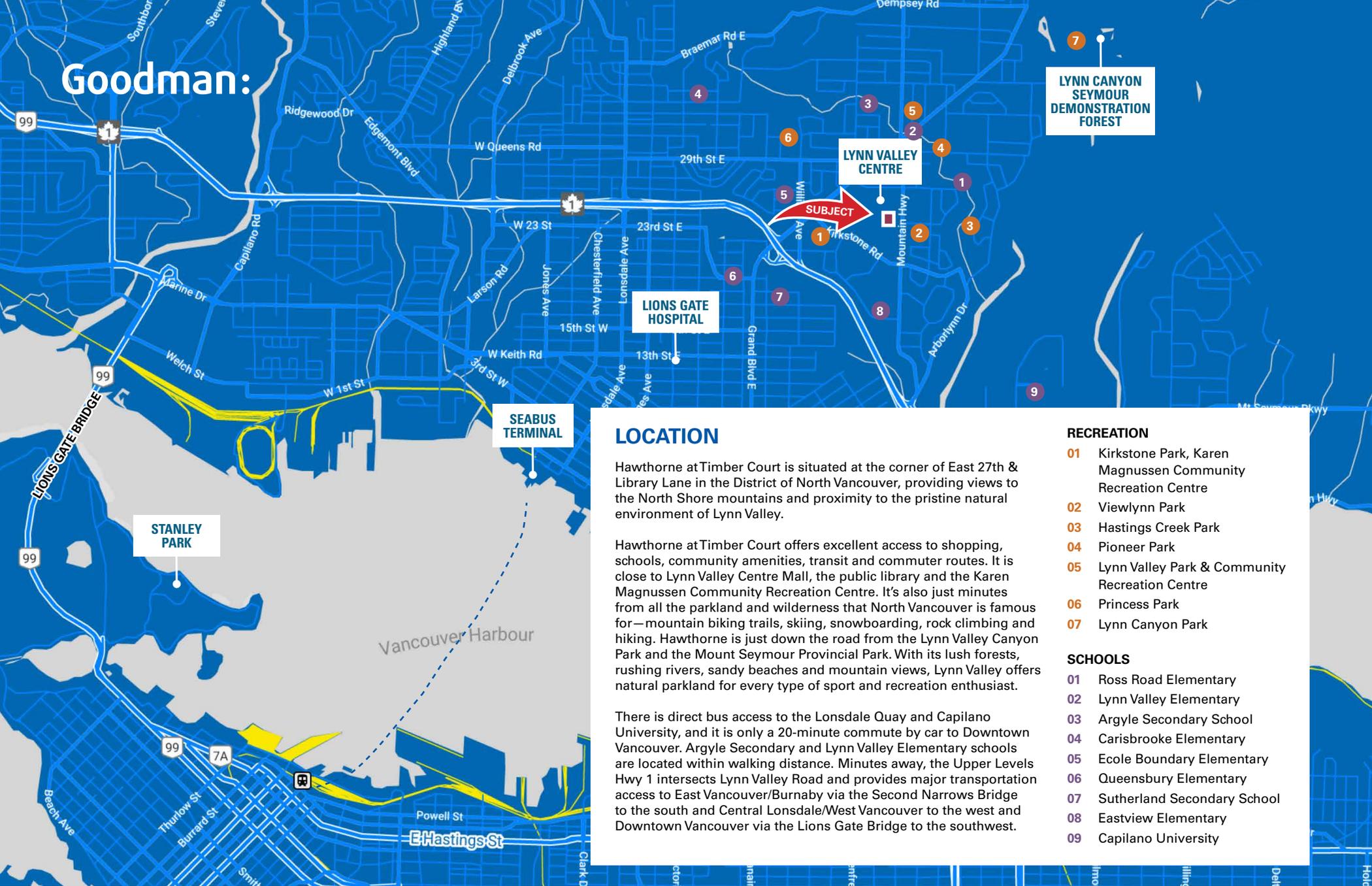


Sample suite



North Shore Mountains

Goodman:



LYNN CANYON SEYMOUR DEMONSTRATION FOREST

LYNN VALLEY CENTRE

LIONS GATE HOSPITAL

SEABUS TERMINAL

STANLEY PARK

LOCATION

Hawthorne at Timber Court is situated at the corner of East 27th & Library Lane in the District of North Vancouver, providing views to the North Shore mountains and proximity to the pristine natural environment of Lynn Valley.

Hawthorne at Timber Court offers excellent access to shopping, schools, community amenities, transit and commuter routes. It is close to Lynn Valley Centre Mall, the public library and the Karen Magnussen Community Recreation Centre. It's also just minutes from all the parkland and wilderness that North Vancouver is famous for—mountain biking trails, skiing, snowboarding, rock climbing and hiking. Hawthorne is just down the road from the Lynn Valley Canyon Park and the Mount Seymour Provincial Park. With its lush forests, rushing rivers, sandy beaches and mountain views, Lynn Valley offers natural parkland for every type of sport and recreation enthusiast.

There is direct bus access to the Lonsdale Quay and Capilano University, and it is only a 20-minute commute by car to Downtown Vancouver. Argyle Secondary and Lynn Valley Elementary schools are located within walking distance. Minutes away, the Upper Levels Hwy 1 intersects Lynn Valley Road and provides major transportation access to East Vancouver/Burnaby via the Second Narrows Bridge to the south and Central Lonsdale/West Vancouver to the west and Downtown Vancouver via the Lions Gate Bridge to the southwest.

RECREATION

- 01 Kirkstone Park, Karen Magnussen Community Recreation Centre
- 02 Viewlynn Park
- 03 Hastings Creek Park
- 04 Pioneer Park
- 05 Lynn Valley Park & Community Recreation Centre
- 06 Princess Park
- 07 Lynn Canyon Park

SCHOOLS

- 01 Ross Road Elementary
- 02 Lynn Valley Elementary
- 03 Argyle Secondary School
- 04 Carisbrooke Elementary
- 05 Ecole Boundary Elementary
- 06 Queensbury Elementary
- 07 Sutherland Secondary School
- 08 Eastview Elementary
- 09 Capilano University

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