

## PROPERTY INFORMATION REPORT

### 4190 HIGHLAND BLVD

### NORTH VANCOUVER, BC V7R 2Z6

Printed on: Mon May 13 2013



#### LOCATION

Address: 4190 HIGHLAND BLVD  
NORTH VANCOUVER, BC V7R 2Z6

Legal Description: LOT 8 BLOCK 9 OF BLOCK X DISTRICT LOTS 577, 596 AND 597  
PLAN 8772

LTO PID: 008-871-345

Folio: 0203-4100-8

DNV Parcel ID: 9-8772-8

#### SITE

Area: 725.88 sq m (+/- 5%)

Elevation: 148 m above sea level

Latitude, Longitude: 49.34828° N, -123.09219° W

Property Type: FEE SIMPLE

Vacant Property: NO

#### OWNERSHIP

Owner Type: PRIVATE

Leased Property: NO

#### VALUE

Land: \$935,000

Building: \$292,000

Total: \$1,227,000

#### BUILDING

Building Name: RESIDENTIAL BUILDING

Date Built: 1953

Type: SINGLE FAMILY

Subtype: DETACHED

Heritage Status: NOT A HERITAGE BUILDING

#### CIVIC

Zoning: SINGLE-FAMILY RESIDENTIAL CANYON HEIGHTS

Neighbourhood: CANYON HEIGHTS

Snow Load Zone: 135 to 270 m, 3.3 Kpa

Electoral Riding: WEST VANCOUVER - CAPILANO

MLA: RALPH SULTAN

#### CLOSEST DNV..

Elementary School: CANYON HEIGHTS ELEMENTARY SCHOOL

Secondary School: HANDSWORTH SECONDARY SCHOOL

Recreation Centre: DELBROOK COMMUNITY RECREATION CENTRE

Library: CAPILANO LIBRARY

Firehall: FIREHALL #3

Hospital: LIONS GATE HOSPITAL

Police Station: GERRY BREWER BUILDING (RCMP & NSEMO)

Hydrant: 39 m