



Jason Soprovich
Royal LePage Sussex - Jason Soprovich
 West Vancouver
 P: 604-817-8812
 jason@jasonsoprovich.com
 soprovich.com



4663 PROSPECT RD North Vancouver BC V7N 3M1

PID	009-373-764	Legal Description	LOT B, PLAN VAP10569, DISTRICT LOT 882, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 12				
Zoning	RS3, Single-Family Residential 7200 Zone	Community Plans(s)	OCP: OCP Class: RESIDENTIAL LEVEL 2: DETACHED RESIDENTIAL, NCP: Neighbourhood: UPPER DELBROOK, LAP: Local Area: NORTH LONSDALE - DELBROOK, not in ALR				
Registered Owner	-						
Floor Area	5270 Ft ²	Max Elevation	322.93 m	Year Built	2020	Transit Score	38 / Some Transit
Lot Size	16753.58 ft ²	Min Elevation	309.52 m	Bedrooms	5	WalkScore	2 / Car-Dependent
Dimensions	-	Annual Taxes	\$7,217.85	Bathrooms	7	Structure	RESIDENTIAL DWELLING WITH SUITE



soprovich.com



APPRECIATION

	Date	(\$)	% Change
List Price	07/04/2021	\$6,388,000	265.03 %
Sales History	05/11/2015	\$1,750,000	

ASSESSMENT

	2020	2021	% Change
Building	\$570,000	\$1,088,000	90.88 %
Land	\$1,562,000	\$1,594,000	2.05 %
Total	\$2,132,000	\$2,682,000	25.80 %

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Braemar	Carson Graham
2017-18 F.I. Rating	7	4.8
2017-18 F.I. Rank	237/955	198/251
Special Notes	French Immersion	IB Program (MYP & DP); Artists for Kids Studio Art Academy 10 - 12

DEVELOPMENT APPLICATIONS

No records found for this parcel