



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



## 3275 LONSDALE AVE North Vancouver District BC V7N 4G8

<b>PID</b>	005-189-390	<b>Legal Description</b>	LOT 1, BLOCK 4, PLAN VAP1002, DISTRICT LOT 2026, NEW WESTMINSTER LAND DISTRICT, EXC PORTIONS IN PLANS VAP1603 & VAP3544D, OF LOT G, TO BLK 13				
<b>Zoning</b>	RSNQ, Single-Family Residential Norwood Queens Zone	<b>Community Plans(s)</b>	OCP Class: RESIDENTIAL LEVEL 2: DETACHED RESIDENTIAL, Neighbourhood: NORWOOD QUEENS, Local Area: NORTH LONSDALE - DELBROOK, not in ALR				
<b>Floor Area</b>	2826 Sq Ft	<b>Max Elevation</b>	185.89 m	<b>Year Built</b>	1987	<b>Transit Score</b>	not available
<b>Lot Size</b>	7722 SQUARE FEET	<b>Min Elevation</b>	180.21 m	<b>Bedrooms</b>	4	<b>WalkScore</b>	74 / Very Walkable
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$7,034.70	<b>Bathrooms</b>	3	<b>Structure</b>	1 STY house - standard



soprovich.com



### APPRECIATION

	Date	(\$)	% Change
List Price	07/11/2019	\$1,649,000	▲ 19.49 %
Sales History	30/11/2015	\$1,380,000	▲ 243.28 %
	08/08/2012	\$402,000	▼ -51.33 %
	15/08/2007	\$826,000	

### ASSESSMENT

	2017	2018	% Change
Building	\$275,000	\$269,000	▼ -2.18 %
Land	\$1,390,000	\$1,348,000	▼ -3.02 %
Total	\$1,665,000	\$1,617,000	▼ -2.88 %

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Braemar	Carson Graham
2017-18 F.I. Rating	7	5.2
2017-18 F.I. Rank	237/955	177/253
Special Notes	French Immersion	IB Program (MYP & DP); Artists for Kids Studio Art Academy 10 - 12

### DEVELOPMENT APPLICATIONS

No records found for this parcel