



**JASON SOPROVICH**

EXCELLENCE IN THE LUXURY HOME MARKET

604.817.8812

rennie



## 312-1677 LLOYD AV North Vancouver BC V7P 0B1

<b>PID</b>	028-639-120	<b>Legal Description</b>	STRATA LOT 55, PLAN BCS4175, DISTRICT LOT 552, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V				
<b>Zoning</b>	C9, Marine Drive Commercial Zone 9	<b>Community Plans(s)</b>	OCP: OCP Class: COMMERCIAL RESIDENTIAL MIXED USE LEVEL 1, NCP: Neighbourhood: LOWER CAPILANO MARINE, LAP: Local Area: LOWER CAPILANO, not in ALR				
<b>Registered Owner</b>	-						
<b>Floor Area</b>	845 Ft <sup>2</sup>	<b>Max Elevation</b>	23.36 m	<b>Year Built</b>	2011	<b>Transit Score</b>	56 / Good Transit
<b>Lot Size</b>	-	<b>Min Elevation</b>	9.36 m	<b>Bedrooms</b>	2	<b>WalkScore</b>	78 / Very Walkable
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$3,324.57	<b>Bathrooms</b>	2	<b>Structure</b>	STRATA-LOT RESIDENCE (CONDOMINIUM)

### APPRECIATION

	Date	(\$)	% Change
List Price	30/04/2021	\$778,000	8.06 %
Sales History	26/06/2018	\$720,000	45.45 %
	06/05/2016	\$495,000	24.36 %
	15/08/2011	\$398,041	

### ASSESSMENT

	2020	2021	% Change
Building	\$143,000	\$146,000	2.10 %
Land	\$561,000	\$557,000	
Total	\$704,000	\$703,000	

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Capilano	Carson Graham
2017-18 F.I. Rating	6.8	4.8
2017-18 F.I. Rank	285/955	198/251
Special Notes	IB Program (PYP)	IB Program (MYP & DP); Artists for Kids Studio Art Academy 10 - 12

### DEVELOPMENT APPLICATIONS

No records found for this parcel