



4094 DELBROOK AVE

Legal

Legal Description

LOT 1 DISTRICT LOT 785 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN LMP50640

LTOPID

025-094-734

Building

Building Name

RESIDENTIAL BUILDING

Date Built

N/A

Type

Folio

7506-4000-6

Owner Type

PRIVATE

Property Type

FEE SIMPLE

Leased Property

No

Geography**Area**

1,537.10 sq m (+/- 5%)

Elevation

196.00 m above sea level

Latitude, Longitude

49.34681° N, 123.07918° W

Services**Garbage Days**

Tuesday, June 6

Tuesday, June 13

Hydrant

37 m

Regulatory**Zoning**

• RSD: SINGLE-FAMILY RESIDENTIAL
DELBROOK ZONE, NB

DPA

• SLOPE HAZARD: SLOPE REFERENCE
EXTENT

Neighbourhood

DELBROOK

Elementary School Catchment

BRAEMAR

Secondary School Catchment

CARSON GRAHAM

SINGLE FAMILY

Subtype

DETACHED

Heritage Status

Not a heritage building

Solar Heating Potential Rating

★★★★☆

Amount of Roof Facing South

10%

Average Solar Energy

1256.51 MJ

Average Optimal Solar Energy

30.31 MJ

Assessment**Building Value**

\$112,000

Land Value

\$1,763,000

Total Value

\$1,875,000

Nearby**Recreation Centre**

DELBROOK COMMUNITY RECREATION
CENTRE

Library

CAPILANO LIBRARY

Firehall

FIREHALL #3

Hospital

LIONS GATE HOSPITAL

Police Station

GERRY BREWER BUILDING (RCMP & NSEMO)

Electoral Riding

WEST VANCOUVER - CAPILANO

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