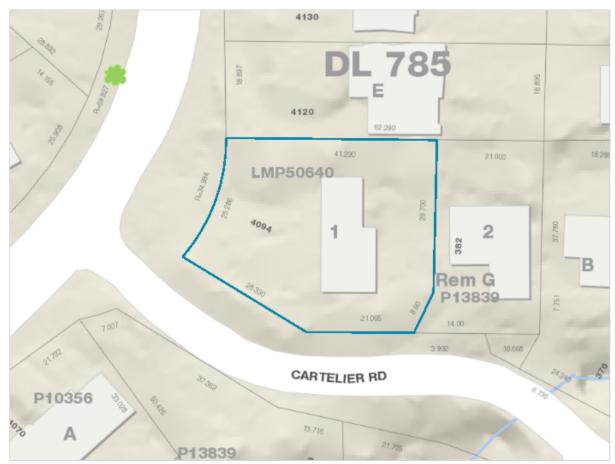


# DNV Property Information Report



# 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

**Z**oning

• 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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#### **GEOweb**

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