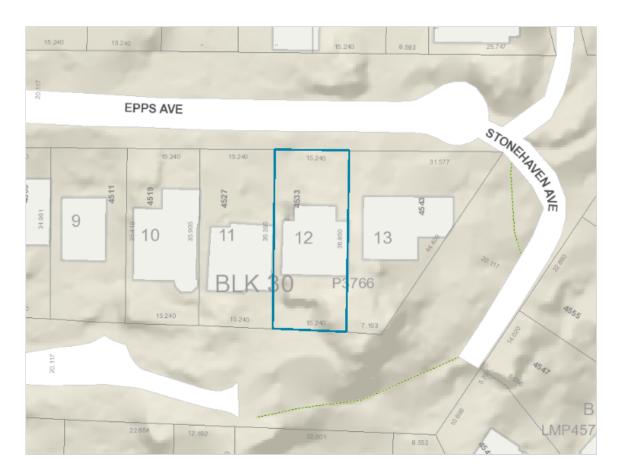


## **DNV Property Information Report**



## 4533 EPPS AVE

Legal

**Legal Description** 

LOT 12 BLOCK 30 DISTRICT LOT 543 PLAN

3766

**LTOPID** 

012-214-868

Folio

0156-9500-X

**Owner Type** 

PRIVATE

**Property Type** 

FEE SIMPLE

**Leased Property** 

No

Geography

**Area** 

**Elevation** 

557.50 sq m (+/- 5%)

**Building** 

**Building Name** 

BUILDING

**Date Built** 

1999

**Type** 

SINGLE FAMILY

Subtype

DETACHED

Heritage

Not identified as a heritage property

**Solar Heating Potential Rating** 

\*\*\*\*

**Amount of Roof Facing South** 

35%

**Average Solar Energy** 

1250.79 MJ

**Average Optimal Solar Energy** 

25.10 m above sea level

**Latitude, Longitude** 49.31660° N, 122.94572° W

Snow Load Zone 10 to 60 m, 2.8 Kpa

Services

**Garbage Days** Monday, April 24 Monday, May 1

Snow Clearing Routes
• PRIORITY THREE

**Hydrant** 25 m

Regulatory

**Zoning** 

• RS4: SINGLE-FAMILY RESIDENTIAL 6000 ZONE (550 SQ.M.), RS

**DPA** 

• SLOPE HAZARD: SLOPE REFERENCE EXTENT

Neighbourhood COVE CLIFF

**Elementary School Catchment** 

**COVE CLIFF** 

**Secondary School Catchment** 

**SEYCOVE** 

**Electoral Riding** 

NORTH VANCOUVER - SEYMOUR

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Assessment

Building Value

\$826,000

32.74 MJ

**Land Value** \$2,038,000

**Total Value** \$2,864,000

Nearby

**Recreation Centre** 

RON ANDREWS COMMUNITY RECREATION

**CENTRE** 

Library

PARKGATE LIBRARY

**Firehall** FIREHALL #4

Hospital

LIONS GATE HOSPITAL

**Police Station** 

GERRY BREWER BUILDING

**GEOweb** 

District of North Vancouver

GIS

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