



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

557.50 sq m (+/- 5%)

Elevation

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

32.74 MJ

Latitude, Longitude

49.31660° N, 122.94572° W

Assessment**Building Value**

\$826,000

Snow Load Zone

10 to 60 m, 2.8 Kpa

Land Value

\$2,038,000

Services**Garbage Days**

Monday, April 24

Monday, May 1

Total Value

\$2,864,000

Snow Clearing Routes

- PRIORITY THREE

Nearby**Recreation Centre**

RON ANDREWS COMMUNITY RECREATION
CENTRE

Hydrant

25 m

Library

PARKGATE LIBRARY

Regulatory**Zoning**

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

Firehall

FIREHALL #4

DPA

- SLOPE HAZARD: SLOPE REFERENCE EXTENT

Hospital

LIONS GATE HOSPITAL

Neighbourhood

COVE CLIFF

Police Station

GERRY BREWER BUILDING

Elementary School Catchment

COVE CLIFF

Secondary School Catchment

SEYCOVE

Electoral Riding

NORTH VANCOUVER - SEYMOUR

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