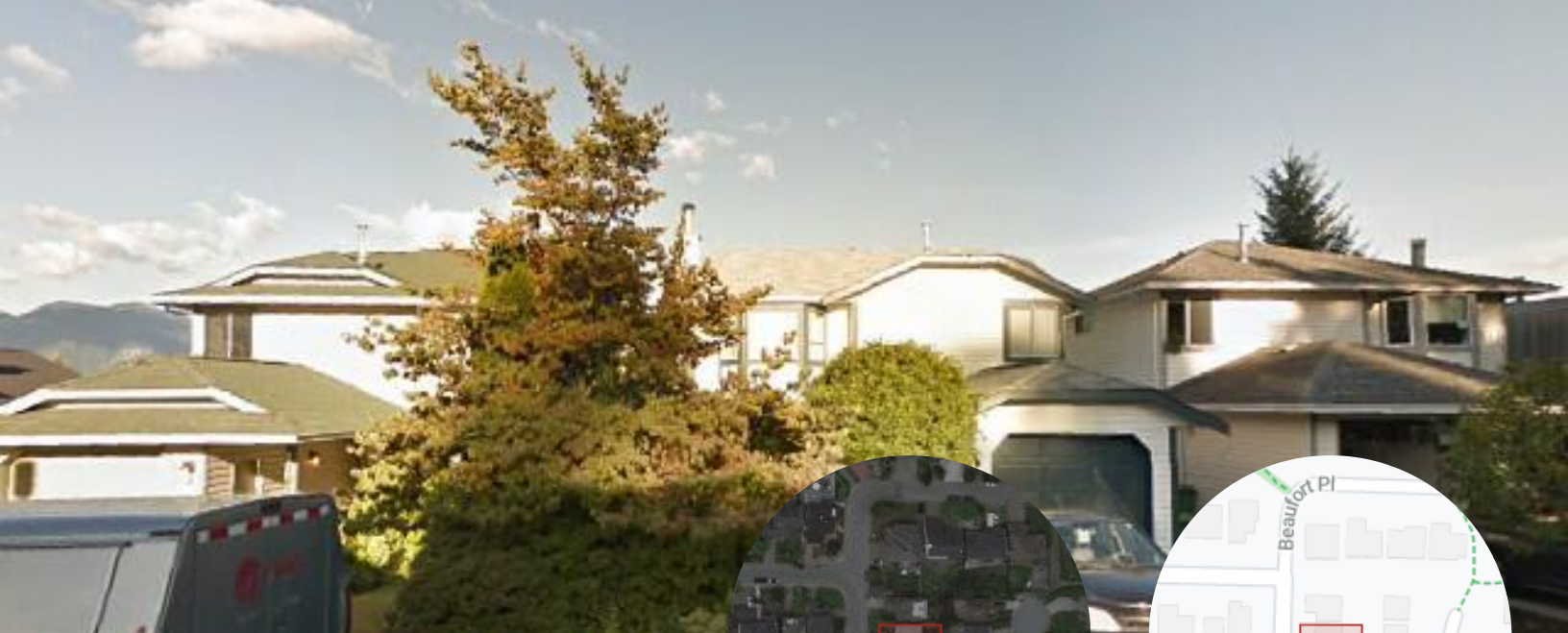




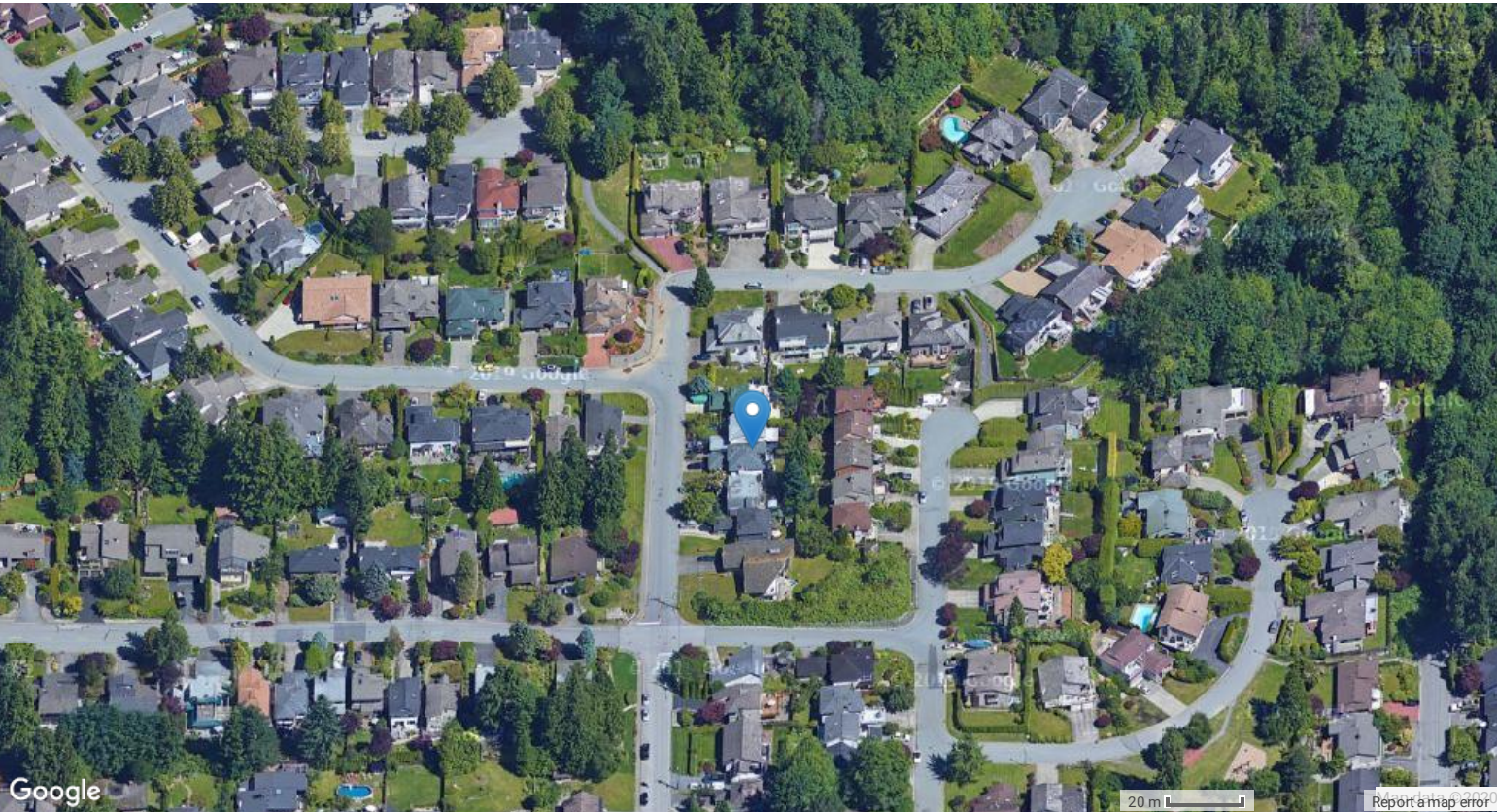
PROPERTY REPORT

1260 BEAUFORT RD
North Vancouver District BC
V7G 2N6
Canada

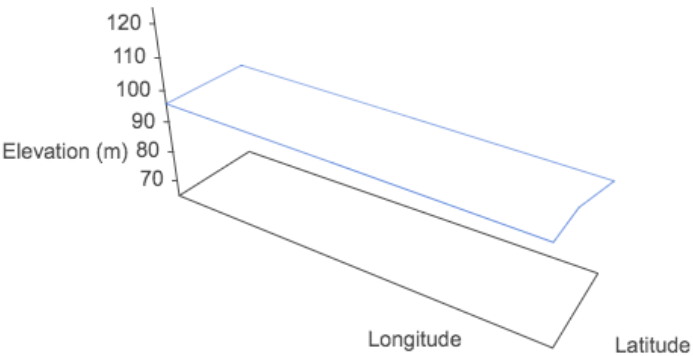
PID: 007-094-442

JUNE 6, 2020

Grant Gardner PREC*
Royal LePage Sussex
North Vancouver
P: +1604-990-6468
info@grantgardner.com
<http://www.grantgardner.com>



Property Boundary and Topography



Max Elevation: 96.12 m | Min Elevation: 93.15 m | Difference: 2.96 m

Detailed Tax Report

Property Information

Prop Address	1260 BEAUFORT RD	Jurisdiction	DISTRICT OF NORTH VANCOUVER
Municipality	DISTRICT OF NORTH VANCOUVER	Neighborhood	SEYMOUR HEIGHTS
Area	NORTH VANCOUVER	SubAreaCode	VNVIR
PropertyID	007-094-442	BoardCode	V
PostalCode	V7G 2N6		

Property Tax Information

TaxRoll Number	110187403503	Gross Taxes	\$6,256.13
Tax Year	2019	Tax Amount Updated	07/16/2019
More PIDS			

007-094-442

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP18740	36		624	36				

Legal FullDescription

LOT 36, PLAN VAP18740, DISTRICT LOT 624, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	3314 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1988		
BCA Description	2 STY SFD - AFTER 1960 - MODERN STD	Zoning	RS3 SINGLE FAMILY RESIDENTIAL
WaterConn			
BCAData Update	04/09/2020		

Supplementary Property Info

BedRooms	4	Foundation	BASEMENT
Full Bath	1	Half Bath2	1
Half Bath3	2	Stories	2
Pool Flg		Carport	0
Garage S	1	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$1,062,000.00	\$240,000.00	\$1,302,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,062,000.00	\$240,000.00	\$0.00	\$0.00	\$1,302,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,062,000.00	\$240,000.00	\$0.00	\$0.00	\$1,302,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
10/27/2011	\$786,000.00	CA2247594	IMPROVED SINGLE PROPERTY TRANSACTION
12/29/2004	\$572,000.00	BW582314	IMPROVED SINGLE PROPERTY TRANSACTION
7/24/1991	\$254,000.00	BE158253	IMPROVED SINGLE PROPERTY TRANSACTION

Open Data: Zoning, OCP, Area Plans, etc.

Surroundings

The map shows...

- [Transmission Lines](#)
- Building Outlines
- [Development Permit Areas - Creek Hazard](#)
- [Development Permit Areas - Energy & Water Conservation & GHG Reduction](#)
- [Development Permit Areas - Form and Character](#)
- [Development Permit Areas - Natural Environment](#)
- [Development Permit Areas - Slope Hazards](#)
- [Development Permit Areas - Streamside Protection](#)
- [Development Permit Areas - Wildfire Hazard](#)

If a feature is not displayed it does not apply or you have to zoom out.

Zoning Information

Zoning	RS3
Zoning Description	SINGLE-FAMILY RESIDENTIAL 7200 ZONE (660 SQ.M.)

Official Community Plan (OCP)

Description	RESIDENTIAL LEVEL 2: DETACHED RESIDENTIAL
OCP Class	RES2

Neighbourhood

Neighbourhood	INDIAN RIVER
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Planning Areas

OCP Local Area	SEYMOUR
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Official Community Plan Town Centres

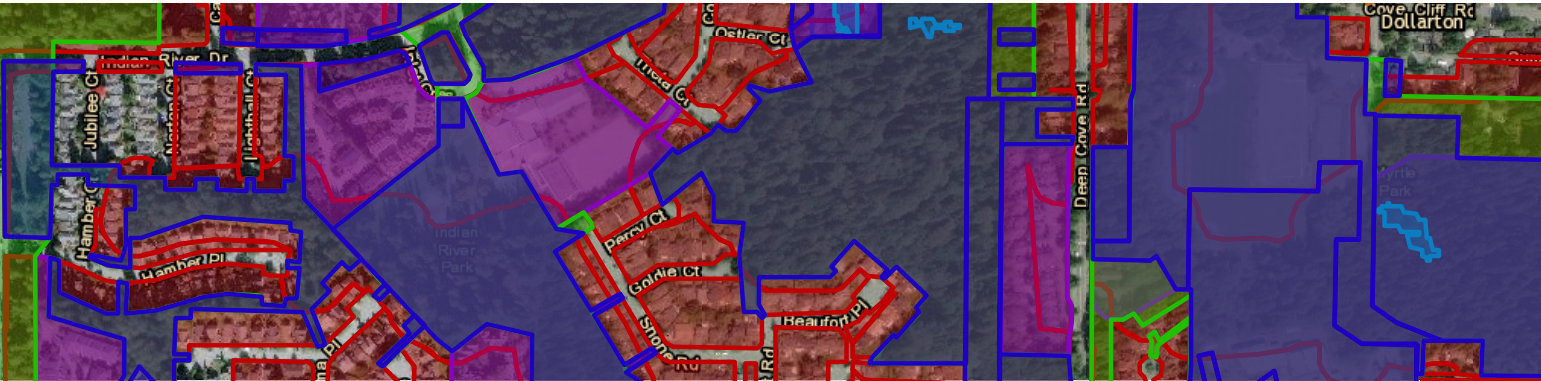
Message	The property is not within an official community plan town centre.
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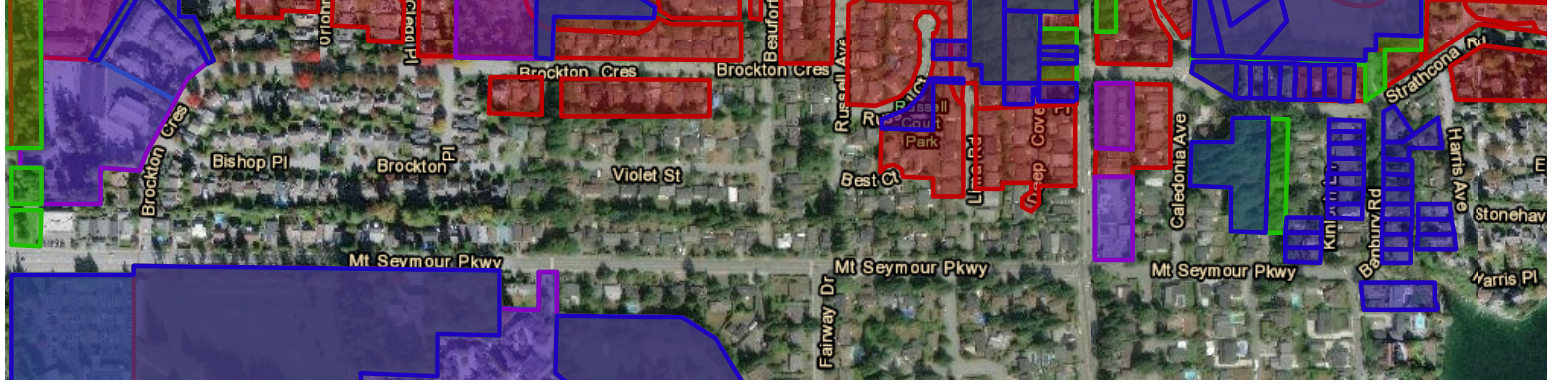
Boundary for Indian Reservations

Message	The property is not within an indian reservation.
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Surficial Geology

Type	Glacial sediments - Blanket
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Sanitary Connection

- [F4392 \(1988 ASBUILT\)](#)

Storm Connection

- [F4392 \(1988 ASBUILT\)](#)

Water Connection

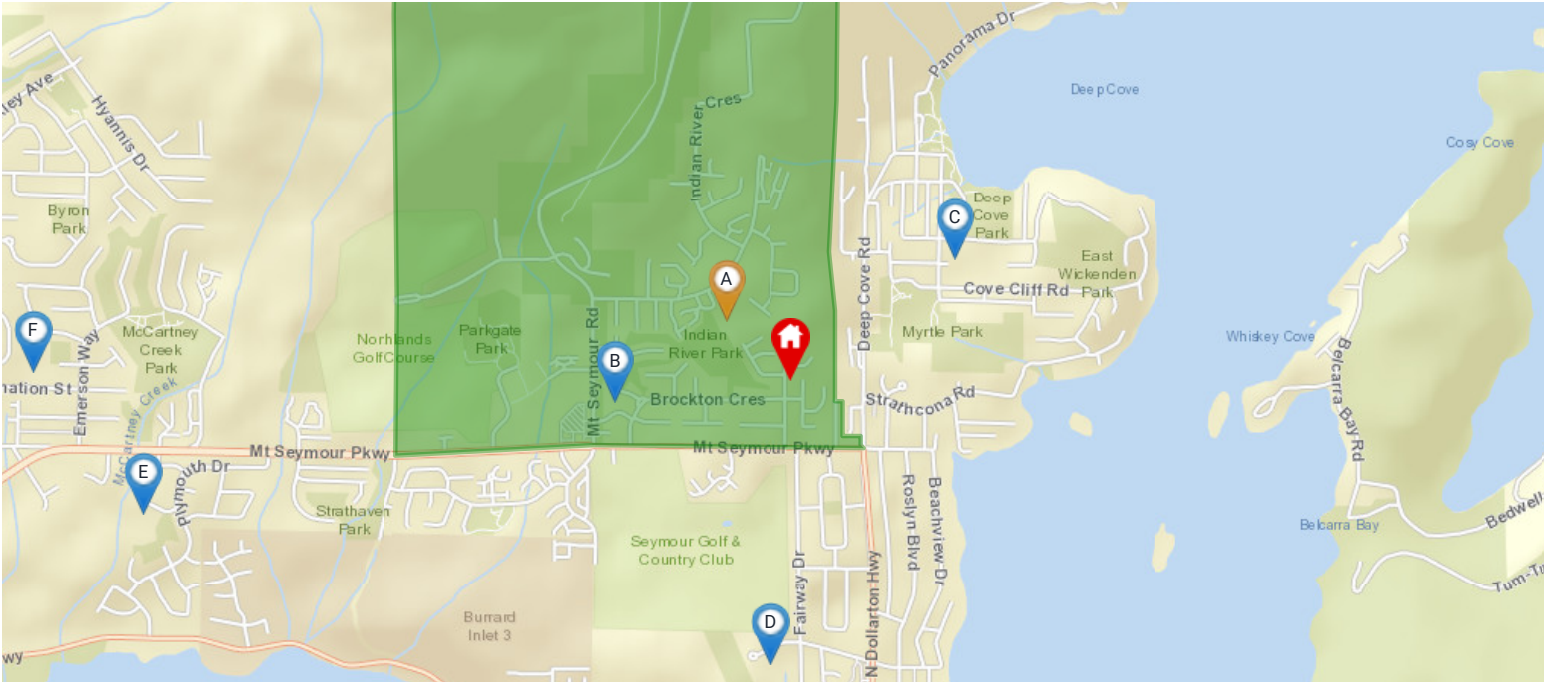
- No drawings available

Legal Plans

- [18740 \(LP\)](#)

Nearest Schools with Ranking

Nearby Elementary Schools

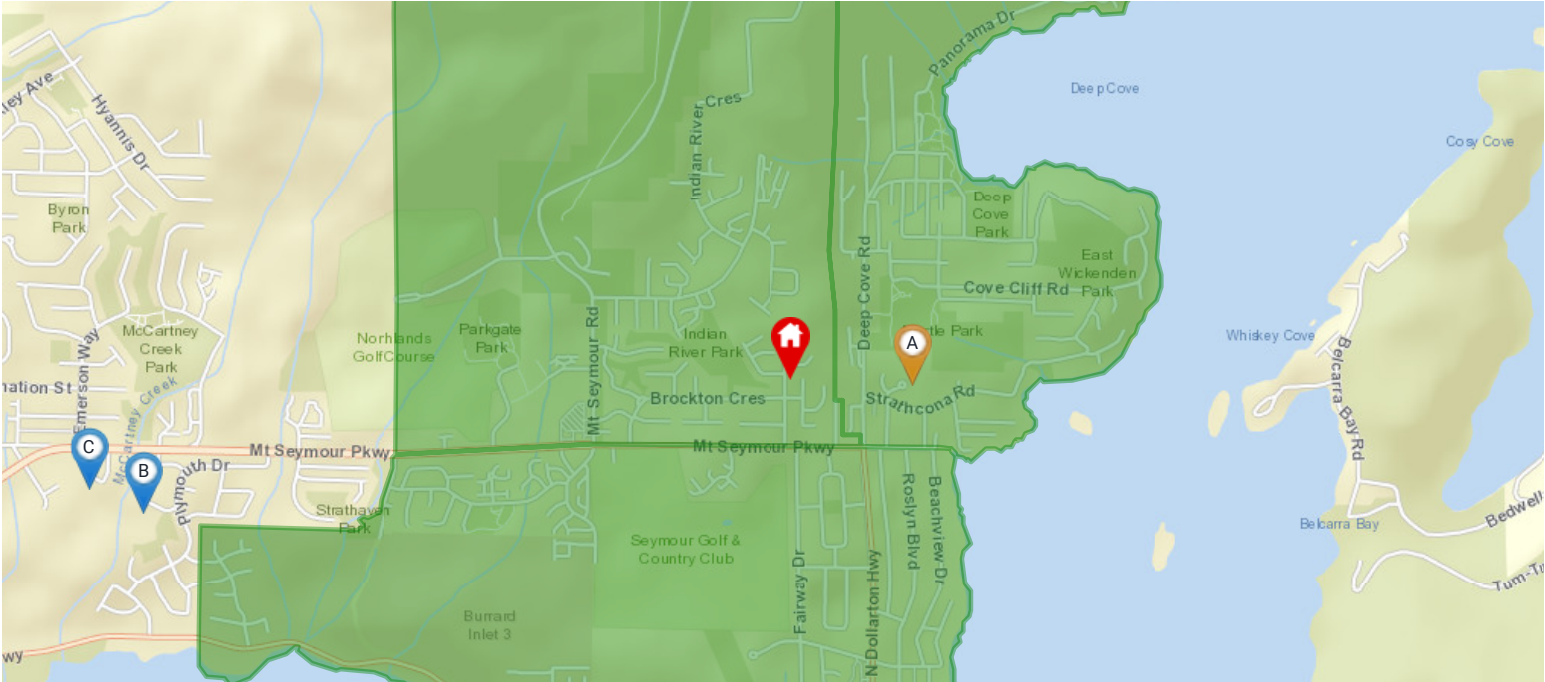


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Dorothy Lynas** -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Dorothy Lynas	K - 7	6.9	6.5	261/955	290/805	North Vancouver	French Immersion	7 mins	0.5 km	1 min	7 mins
B St Pius X	K - 7	8	9.3	114/955	30/805	North Vancouver	Catholic Independent School	10 mins	0.8 km	3 mins	10 mins
C Cove Cliff	K - 7	7.1	6.7	215/955	257/805	North Vancouver		14 mins	1.1 km	4 mins	14 mins
D Sherwood Park	K - 7	5.4	5.9	617/955	429/805	North Vancouver	French Immersion	15 mins	1.3 km	3 mins	15 mins
E Lions Gate Christian Academy	K - 7	n/a	n/a	n/a	n/a	North Vancouver	Independent Christian School	37 mins	3.0 km	5 mins	15 mins
F Seymour Heights	K - 7	6.4	5.7	376/955	468/805	North Vancouver		44 mins	3.6 km	6 mins	17 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Seycove** -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Seycove	8 - 12	7.6	6.9	36/251	65/246	North Vancouver	AP Program; Performance Learning Program 8 - 10; Basketball Academy	9 mins	0.7 km	3 mins	9 mins
B Lions Gate Christian	8 - 12	42	8.8	42	60/805	North Vancouver	Independent Christian School	37 mins	3.0 km	5 mins	15 mins
C Windsor	8 - 12	6	5.6	130/251	487/805	North Vancouver	French Immersion; Dance Academy 8 - 12; Hockey Skills Academy; Soccer Academy	45 mins	3.7 km	6 mins	17 mins
D Burnaby North	8 - 12	5	5.8	189/251	140/246	Burnaby	AP Program; Hockey Academy; Soccer Academy	2 hours 37 mins	12.2 km	23 mins	1 hour 10 mins
E Alpha	8 - 12	5.4	4.7	167/251	206/246	Burnaby	French Immersion; AP Program	2 hours 18 mins	10.8 km	18 mins	1 hour 2 mins
F Argyle	8 - 12	5.8	6.2	143/251	112/246	North Vancouver	French Immersion; AP Program; Digital Media Academy 11 - 12	2 hours 9 mins	10.0 km	14 mins	38 mins