

PROPERTY REPORT

401-2135 HERITAGE PARK LN
North Vancouver District
V7H 0B6
Canada

PID: 029-557-810

JULY 15, 2025



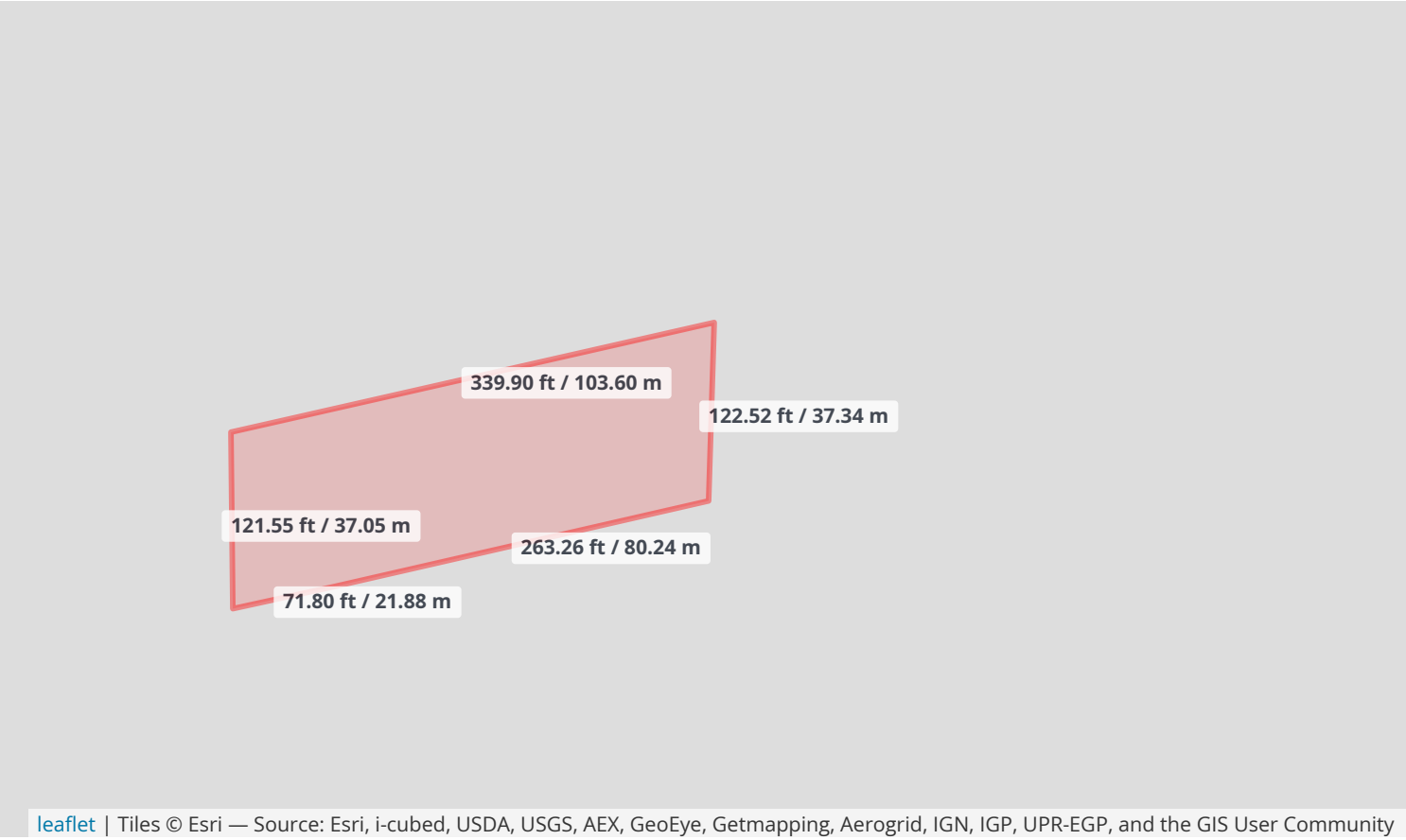
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Joe CAMPBELL

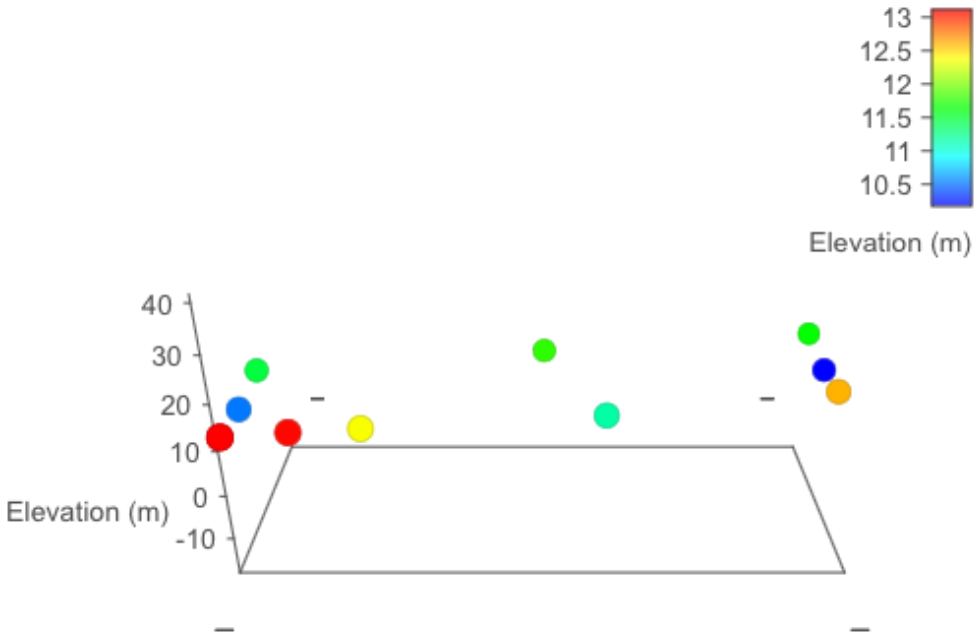
Not Your Average Joe !

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Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 13.11 m | Min Elevation: 10.17 m | Difference: 2.94 m

Paragon Tax Report

Detailed Tax Report

Property Information

Prop Address	2135 HERITAGE PARK LN UNIT# 401	**Jurisdiction**	DISTRICT OF NORTH VANCOUVER
Municipality	DISTRICT OF NORTH VANCOUVER	**Neighborhood**	BLUERIDGE
Area	NORTH VANCOUVER	**SubAreaCode**	VNVSY
PropertyID	029-557-810	**BoardCode**	V
PostalCode	V7H 0B6		

Property Tax Information

TaxRoll Number	100402587251	**Gross Taxes**	$5,249.98
Tax Year	2024	**Tax Amount Updated**	09/19/2024

More PIDS

029-557-810

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
EPS2587	25		791	36				

Legal FullDescription

STRATA LOT 25, PLAN EPS2587, DISTRICT LOT 791, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON

Land & Building Information

Width		**Depth**	
Lot Size		**Land Use**	
Actual Use	ROW HOUSING (SINGLE UNIT OWNERSHIP)		
Year Built	2015		
BCA Description	STRATA TOWNHOUSE	**Zoning**	
WaterConn			
BCAData Update	04/16/2025		

Supplementary Property Info

BedRooms	3	**Foundation**	
Full Bath	2	**Half Bath2**	1
Half Bath3	0	**Stories**	2.00
Pool Flg		**Carport**	
Garage S	1	**Garage M**	

Actual Totals

Land	Improvement	Actual Total
$1,059,000.00	$218,000.00	$1,277,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$1,059,000.00	$218,000.00	$0.00	$0.00	$1,277,000.00

School Taxable Totals

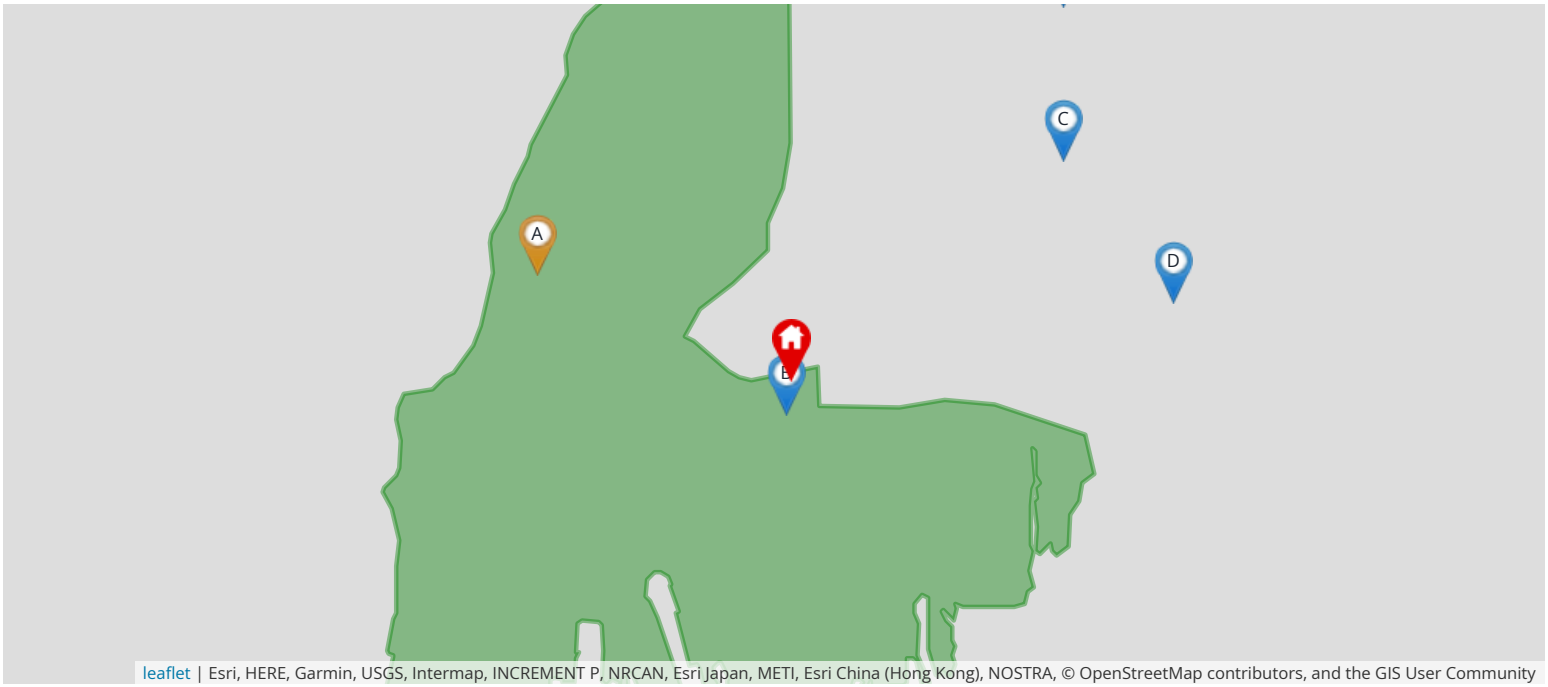
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$1,059,000.00	$218,000.00	$0.00	$0.00	$1,277,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
7/26/2016	$976,555.00	CA5373004	IMPROVED SINGLE PROPERTY TRANSACTION
7/14/2015	$694,900.00	CA4538063	IMPROVED SINGLE PROPERTY TRANSACTION
4/30/2015	$0.00	CA4372418	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Nearest Schools

Nearby Elementary Schools

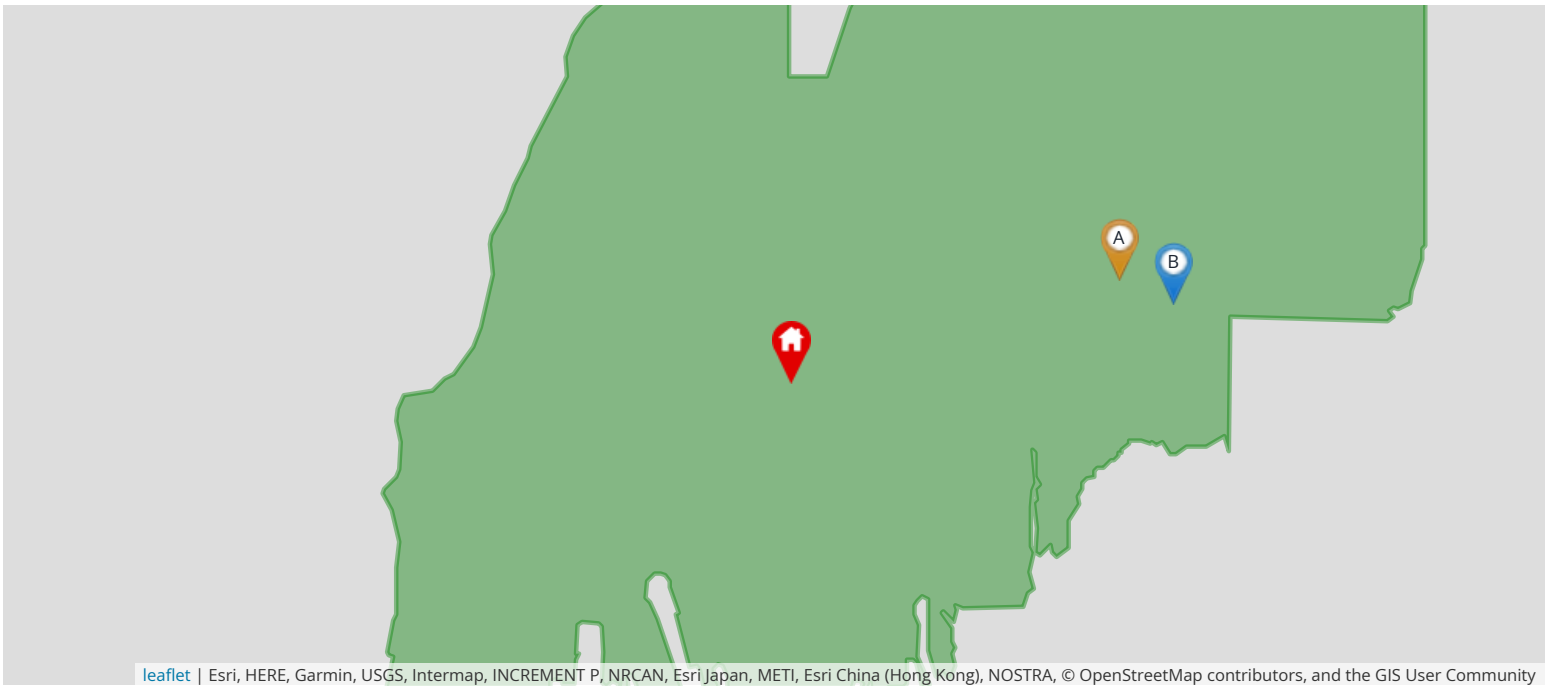


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Lynnmour** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Lynnmour	K - 7	SD 44	North Vancouver		19 mins	1.4 km	8 mins	16 mins
B	Kenneth Gordon Maplewood	K - 7	Independent	North Vancouver	Independent School; Specialization is Children with Learning Disabilities	4 mins	0.3 km	2 mins	4 mins
C	Seymour Heights	K - 7	SD 44	North Vancouver		29 mins	1.8 km	7 mins	10 mins
D	Lions Gate Christian Academy	K - 12	Independent	North Vancouver	Independent Christian School	32 mins	2.1 km	7 mins	9 mins
E	Blueridge	K - 7	SD 44	North Vancouver		40 mins	2.4 km	8 mins	16 mins
F	Eastview	K - 7	SD 44	North Vancouver		1 hour 1 min	4.0 km	8 mins	32 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Windsor** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Windsor	8 - 12	SD 44	North Vancouver	French Immersion; Dance Academy 8 - 12; Hockey Skills Academy; Soccer Academy	25 mins	1.6 km	7 mins	12 mins
B	Lions Gate Christian Academy	K - 12	Independent	North Vancouver	Independent Christian School	32 mins	2.1 km	7 mins	9 mins
C	Sutherland	8 - 12	SD 44	North Vancouver	Field Hockey Academy 8 - 12; Volleyball Academy	1 hour 5 mins	4.2 km	10 mins	31 mins
D	Vancouver Waldorf	K - 12	Independent	North Vancouver	Private; Waldorf Program	1 hour 15 mins	4.9 km	9 mins	42 mins
E	Brockton Preparatory	K - 12	Independent	North Vancouver		1 hour 15 mins	5.0 km	11 mins	35 mins
F	Argyle	8 - 12	SD 44	North Vancouver	French Immersion; AP Program; Digital Media Academy 11 - 12	1 hour 24 mins	5.6 km	10 mins	34 mins

Walk Score

2135 HERITAGE PARK LN North Vancouver, V7H 0B6

Walk Score 60

Somewhat Walkable

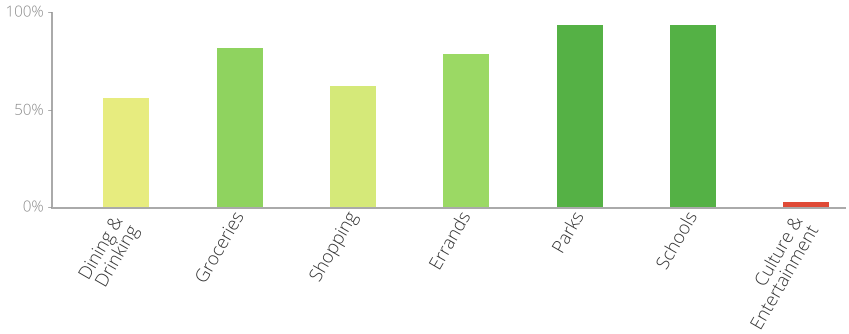
Some errands can be accomplished on foot

Bike Score 88

Very Bikeable

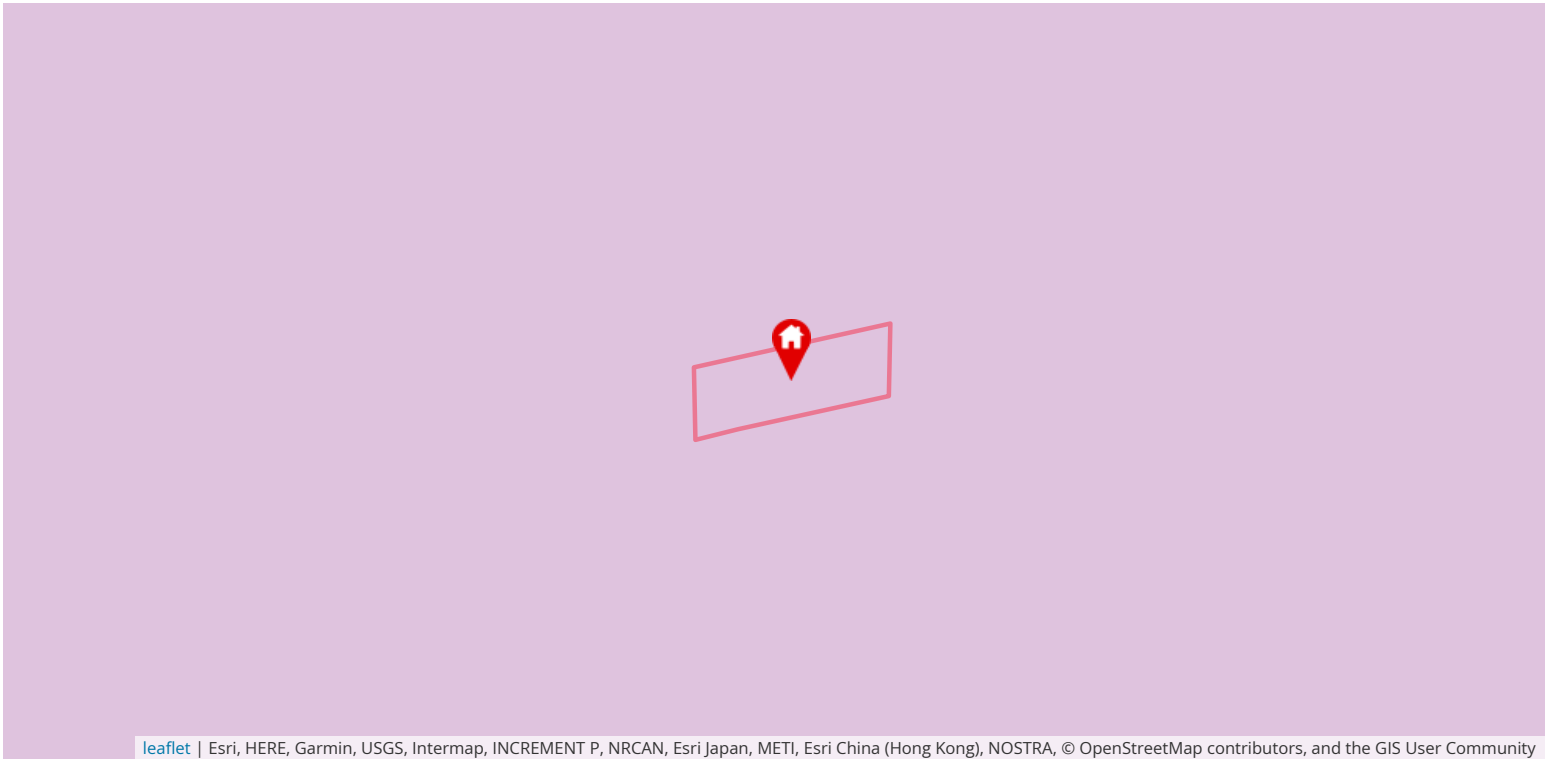
Biking is convenient for most trips

The Walk Score here is 60 out of 100 based on these categories. View a map of what's nearby.



Get scores for your address

Sub Areas



Subject Property Designations:

Area: North Vancouver
Sub-Area: Seymour NV
Area Code: NV
Sub-Area Code: SY

Layer Legend:

Seymour NV