

### R2867154 Active

House/Single Family

### 472 E 4TH STREET North Vancouver

Lower Lonsdale

(SP)

Sold Date:

**Residential Detached** 













**Total Bedrooms** 3 **Total Baths** 2 # of Kitchens 1 FIArTotFin 1,318 **#FinFlrLev** 1 Type of Dwelling HOUSE Style of Home 1ST



TotalPrkng 2 **Exterior Finish MIXED Gross Taxes** \$4,535.66 Yr Blt 1957 Occupancy Owner, Tenant Days On Market 18 Fireplaces **Outdoor Area** Lot Sz (Sq.Ft.) FrontageFt Depth **Fuel/Heating** 

NONE 6,850.00 50.00 137 Other

472 E 4th, V7L 1J5 – Development opportunity in Lower Londsdale (6-Plex or 2 detached homes or Duplex). New Houses on either side of this lot. Potential to subdivide the 6,850 SF lot & build two single detached homes boasting Downtown & Water views. Preliminary plans outline 3-level homes with over 2500 SF of living space & approx 500 sq. ft. of rooftop deck. Re-zoning applications have been approved for similar lots, and the City has confirmed eligibility for a rezoning application. The existing 6 bed, 2 bath house generates over \$5600/m in rental income. Located less than 400 meters from a Rapid Bus stop. 2nd option to construct a multiplex (max 6 units) in this highly sought-after area of North Van, perfectly aligned with the new Provincial Rezoning initiative that is coming June 30

### **RE/MAX Crest Realty**

04/22/2024 05:01 PM

The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy. "PREC\* indicates Personal Real Estate Corporation"



## R2867154 Active House/Single Family Residential Detached

### **472 E 4TH STREET** North Vancouver Lower Lonsdale

\$2,500,000 (LP) (SP)

Sold Date:



















Condos & Homes Team

604.671.7000

<b>2867154</b> Active louse/Singl Residential				n p- <b>ess</b>	Lower North	TH STREET Lonsdale /ancouver	_				<b>\$2,500,0</b> d Date:	(!
				De Lot Flo Rea Ap	d Date: pth / Size (ft : Area (sq.ft. od Plain: ar Yard Exp: proval Req?: new, GST/HS	): <b>6,850.00</b>	Frontage Bedroom Bathroom Full Baths Half	s: ns:	50.00 3 2 1 1	Age: Zoning: Gross Ta For Tax Tax Inc.		1 535.6
					mplex / Subo	Yes: water div: cted: Electricity,						
onstruction: xterior: bundation: ain Screen: enovations: of Fireplace Fueplace Fue replace Fue vater Supply uel/Heating: utdoor Area ype of Roof egal: menities:	Mixed S: City/Municip Other None Other LOT 16, BLO S: Private Setti	CK 20, PLAN V	R.I. Fin /AP1063,	mbing: eplaces: DISTRICT	·	Total Parking: 2 Parking: Garage; Dist. to Public Tran Title to Land: Fro Seller's Interest: Re Property Disc.: Ye PAD Rental: Fixtures Leased: No Fixtures Rmvd: Floor Finish: EW WESTMINSTER	sit: eehold Nor gistered O s : :	nStrata Owner	Dist. to	Access: <b>R</b> School	lear	
eatures: loor fain fain fain fain fain fain fain fain	Clothes Was Type Living Room Dining Room Kitchen Flex Room Den Primary Bedroom Bedroom Foyer	14'0 ) 13'4 ) 14'4 ) 7'9 ) 13'4 ) 13'4 ) 13'2 ) 12'6 ) 8'6 ) 3'8 )	nsions x 11'7 x 8'5 x 12'7 x 11'7	r Opener, I	Microwave,		mensions X X X X X X X X X X X X	Floor	<u>т</u> ту	pe		nsion c c c c c c c c
nished Floo nished Floo nished Floo nished Floo nished Floo nfinished Fli rand Total:	(Above): (Below): (Basement): (Total):	1,318 0 0 1,318 sq. ft. 0 1,318 sq. ft.	# of Roor # of Kitch # of Leve Suite: Crawl/Bsr	nens: <b>1</b> els: <b>1</b> mt. Height: asement: <b>0</b>	Beds no	ot in Basement: <b>3</b>	Bath 1 2 3 4 5 6 7 8	Floor Main Main	# of Pieces 3 2	Ensuite? Yes No	Outbuildir Barn: Workshop/Shed Pool: Garage Sz: Door Height:	
sting Broke	(s): <b>RE/MAX C</b> ı	est Realty										

RE/MAX

472 E 4th, V7L 1J5 – Development opportunity in Lower Londsdale (6-Plex or 2 detached homes or Duplex). New Houses on either side of this lot. Potential to subdivide the 6,850 SF lot & build two single detached homes boasting Downtown & Water views. Preliminary plans outline 3-level homes with over 2500 SF of living space & approx 500 sq. ft. of rooftop deck. Re-zoning applications have been approved for similar lots, and the City has confirmed eligibility for a rezoning application. The existing 6 bed, 2 bath house generates over \$5600/m in rental income. Located less than 400 meters from a Rapid Bus stop. 2nd option to construct a multiplex (max 6 units) in this highly sought-after area of North Van, perfectly aligned with the new Provincial Rezoning initiative that is coming June 30

....



# 472 4TH ST E North Vancouver BC V7L 1J5

PID	014-869-98	85		Legal Descrip	otion	LOT 16 BLOCK 20 DI	STRICT LOT 273 PLAN 1063	
Zoning	RS-1 - One-Unit Residential 1			Plan		VAP1063		
Registered Owner	PO*, P*			Community F	Plans(s)	OCP: Residential Lev	el 1, not in ALR	
Floor Area	1318 Ft <sup>2</sup>	Max Elevation	58.34 m	Year Built	1957	Transit Score	53 / Good Transit	
Lot Size	6821.38 ft <sup>2</sup>	Min Elevation	53.37 m	Bedrooms	3	Walk Score	65 / Somewhat Walkable	
Dimensions	-	Annual Taxes	\$4,535.66	Bathrooms	2	Structure	SINGLE FAMILY DWELLING	

## **MLS HISTORY**

	Status (Date)	DOM	LP/SP	Firm
R2867154	Active 04/04/2024	19	\$2,500,000 / -	RE/MAX Crest Realty
R2853237	Terminated 27/03/2024	30	\$2,788,000 / -	Royal Pacific Lions Gate Realty Ltd.
R2752797	Expired 10/06/2023	117	\$2,448,000 / -	VIRANI REAL ESTATE ADVISORS

## **APPRECIATION**

	Date	(\$)	% Change
List Price	04/04/2024	\$2,500,000	118.86 %
Sales History	13/09/2019	\$1,142,300	24.57 %
	17/11/2015	\$917,000	
	13/11/2015	\$917,000	

## SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Ridgeway	Sutherland
District	SD 44	SD 44
Grades	K - 7	8 - 12

## **DEVELOPMENT APPLICATIONS**

No records found for this parcel

ASS	ESSM	IENT

	2023	2024	% Change
Building	\$53,600	\$49,900	-6.90 %
Land	\$1,458,000	\$1,485,000	1.85 %
Total	\$1,511,600	\$1,534,900	1.54 %

The enclosed information, while deemed to be correct, is not guaranteed.

## **Detailed Tax Report**

Property Inf	formation								
Prop Address Municipality Area PropertyID PostalCode		472 E 4TH ST CITY OF NORTH V NORTH VANCOUV 014-869-985 V7L 1J5			Jurisdiction Neighborhoo SubAreaCod BoardCode		CITY OF QUEENS VNVLL V	NORTH VANG BURY	COUVER
Property Ta	x Informatio	า							
TaxRoll Num Tax Year More PIDS		720016000 2023			Gross Taxes Tax Amount		\$4,535.6 09/20/20		
014-869-985									
More PIDS2									
1									
Legal Inform PlanNum	Lot	Block	LotDist	LandDis	t Sectio	n T	wnship	Range	Meridian
VAP1063	16	20	273	36			wiisiip	Range	Meridian
Legal FullDes		20	215	50					
		AP1063, DISTRICT I	OT 273 NEV	VWESTMINS		STRICT			
	Iding Informa		LOT 275, NEV	V WESTIMAG		ontion			
Width	ang morma				Depth				
Lot Size		6850 SQUARE FE	ET		Land Use				
Actual Use		SINGLE FAMILY D	WELLING						
Year Built BCA Descrip	tion	1957 1 STY SFD - AFTE	R 1930 - STA		Zoning				
WaterConn			IN 1000 - 01A		Zonnig				
BCAData Up	date	01/05/2024							
	tary Property								
BedRooms Full Bath		3 1			Foundation Half Bath2		CRAWL 1		
Half Bath3		0			Stories		1.00		
Pool Flg					Carport				
Garage S		1			Garage M				
Actual Tota	IS								
Land	<u> </u>			nt			Actual Total		
\$1,485,000.00			\$49,900.00			3	31,534,900.00	)	
	axable Totals					E (1			
Gross Land		Gross Improve		xempt Land		Exempt In	prove	Municip	
\$1,485,000.00	)	\$49,900.00	\$0	0.00		\$0.00		\$1,534,9	900.00
School Taxa	able Totals								
Gross LandS	ch	Gross ImproveSc	h Ex	xempt LandS	Sch	Exempt Im	proveSch	School	Total
\$1,485,000.00	)	\$49,900.00	\$0	0.00		\$0.00		\$1,534,9	00.00
Sales Histor	ry Informatio	n							
Sale Date		Sale Price			Document Nu	ım	S	aleTransactio	n Type
9/13/2019		\$1,142,300	.00		CA7747231			EJECT - NOT ALES ANALYS	SUITABLE FOR
11/17/2015		\$917,000.0	0		CA4814502			IPROVED SIN RANSACTION	GLE PROPERTY
11/13/2015		\$917,000.0	0		CA4807152			EJECT - NOT ALES ANALYS	SUITABLE FOR BIS
8/27/1997		\$261,000.0	0		BL296198			IPROVED SIN RANSACTION	GLE PROPERTY















### LEGAL DESCRIPTION:

LOT 16 BLOCK 20 DISTRICT LOTS 273. GROUP 1 NEW WESTMINSTER DISTRICT **PLAN 1063** 

## ISSUED FOR PREDESIGN REVIEW MARCH 07, 2022

Demonstration (Demonstration)		
er Hitcut Name	illignant Romiteen	Carrent Rouesce Date
CONTR PAGE	1	2022-0247
CONTEXT PLAN		3822-0347
SITE FLAN	1	2822-03-67
BLDD.A- ADSESSORY BUILDING		2823-0347
BLDG B-ADCESSORY BUILDING	1	2023-021-07
BLDG B-BASEMENTALENEL YFLDOR PLAN		2822-03-87
ELDO A LEVEL 2 & ROOF FLOOR PLAN	1	2822-03-07
BEDREB-LEVEL J & ROOF FLOOR PLAN	1	2025-0347
BLDG A EAST AND WEST BLEVATIONS	1	2821-09-47
ELDO A&E BOUTH AND WORTH ELEVATIONS		
BLDG B-EAST & WEST ELEWITIONS	1	2022-02547
ALDG A SECTIONS	1	3822-0347
BLDG BEECTIONS		7822-03-67
	CONTRAPAGE CONTRAPAGE INDEA - ACCESSORY DOLEND RUDGA - ACCESSORY DOLENDA RUDGA - ACCESSORY DOLENDA RU	KING NAME

Inclusion and Advances



COMPAL NOTES: ALL WORK AND GATERIAL SHALL COMPLY WITH JOIR DEFINE OF THE BET SH COLUMNA REALINES CODE.

Internet in the

- EXERCISES Concernments and Dark array, of Homeson II for a transfer Max. Type of the part is the interpretation Type of the part is the interpretation of the interpretation Type of the part is a strategy of the interpretation Type of the part is a strategy of the interpretation Type of the part is a strategy of the part of the part is The part is a strategy of the interpretation of the part of

- DCAVATEAN + 22 STICLARE R. Engineering to see to a state to excite an other the state of the reconstruction recently in Landon to the well after any other recently RF.
- 2 (registration call and its local data is putter as any to from signal

- HERENY CPG 1 Diverse Hills for the process respected to been a retaining well of the supporting for the DV imaginity 2 hores & W imaginity 2 hore index to include all Indiano Andread C. Instato: Disconsign, an expediation for a construct reduct of B and and the Construction of the Construction of the Con-structure of the Construction of the Construction 1 contract one density for the construction of the Con-tensity of the Construction of the Construction 1 contract one of the Construction of the Con-tensity of the Con-tensity of the Construction of the Co

EXAMPL SIVEC 1.7 The Vie could paper access of 2.2 's 3.2" only 'W' measurement optimize to 1510 to 4 and 2.2 counter of 0.2 to the pile region 3.2 counter of 0.2 to the pile region

### RENTRACION.

Ξ

5

REFERENCES 1. (Autobased is no serve studies not less than 1/2012 of the processed online prime. The work was index to be the trained base of the trained based on the trained based of the trained based on the trained. 2. Min. (3D) core publics in the conduct utility, and taken are thing owner included and control (19-21). 3. Decide and a 247 classes trained based based on the Min. (31). (3) and (4) and (3) and (3) and (3) and (3) and (3) and (3) and (4) and (3) and (4) and (3) and (3) and (3) and (3) and (3) and (3) and (4) and (3) a

teel pask. 1. Real concernencies patients, skatth and oth a colorance of 201 at tau did 316 attendity. I Parkinalis norma instant 2 (\* 2 2 1\*

And the real and the section or speed to re-action provide by of the se-wreat Two ROEC 2010 1012 AVX2112 310 202201

Submit Verbauerd Verblauerder Creditionen mehre and internet superklass für Pasien demokrigender, sontikus (EDV activite) Technicas at tracke socialiseterganitaci

### AND A ADDRESS OF TAXABLE PARTY.

AGLA, LYGA DE QUEZTROTT, Presultation and Statistical Constraints of the Constraint of Constraints of Constraints of Constraints' According to Constraints' and Constraints' Constraints ton itu The second second basis state range. 1. provide a function basis state range for the state state of second Prevent structure in a L particular scale the star office thread local are solved used.
Provin structure and a with a star structure a tarmed social as the solvery reads or stars with solved tracking S7/blow to one or a student part that other structure from building energy solved are star particular a part. compare with politicization (and 7 Typepper application). Low final-of spherical work for low and official for the strate exclusion of an early invalued control inclusion for index of the according frequencies of a strate of a similar and takes and increased for any area to address and according frequencies and attacks.

### IDARS.

PLANT - Dangel yan: Westerne V maa 1 21<sup>-1</sup> Han van L20<sup>-1</sup> Ann. M<sup>2</sup> 2 Maderant Looray in and transit 2 Maderant Ingelene in C I<sup>2</sup> Found a fair fromge tooings. Belowse backconsist of Phone A for Reining to compare resistant of virtual and the Phone A for Reining to the resistant of virtual and the Phone A for the A for the virtual of the phone in virtual at a virtual of the phone invariant of the Phone invariant resistant of the Phone invariant of the Phone invariant resistant of the Phone invariant of the Phone invariant resistant of the Phone invariant of the Phone invariant resistant of the Phone invariant of the Phone invariant resistant of the Phone

Consider State Tread/Treats shall be ob-research or be provided only monitoled arrays place. Total states shall sufficiently COMMET REPORTS

Provide restaure 2º line and a between chimney and california Rading 2. Provide white state of interview indiverse frequencies and constantilies

I Manager Brannis burdle reading three in \$22.1.1

### COMPRESSION OF

esthetic is a estimat 40' state and 30' kines begin profilearly, we Million (N'Theti Debuter genetic representation (D.). Legit scheme für viellt uf dietners in Resident gande in reas. "Billioner di R.) Partials roles reached Wires high measured toricals inset

to the office based is a stranged for show target is the hand integrate of the states. Size \$650, 1,172.) Covering to particulation load enough to serve the latitude of a Solver (1) do solver (Confit20; 98305.) Operator man har hadrans almostry (See Build, 1 & 6.4.2) for horizon harfschort)

Denvirus regime analysis and a congruents who will can i don't a school manualit real limits Sault NC MUCAL SPart 907

All ghote gaserile to been larving science approval to Post Engineers A requirement of 30° is barged to parently it to choice adher 0. 17° at

To faire regalari to at impa monolog 20 when some a provided to generate a state of a species action 1.2 million with the sector of t

014780

Conductor to the deadle clearly provided produce sizes will five place decompose, unsides all and band brock to should be it confirms pro-Relation. 1 Journal Association and the Wildows, Theory, Society, and Dise-Bernstein, Angelen seinerung eine Verstein Schweit im Geschlung der Schweiter der Verstein Schweiter Sc

ad manifest 1210 of above final line and 110 above educed must Kinedvolmettekter an egnese intel have analatizene spatiet, if or two from 2 lines in good offic to interview two flats off rate, and relation the organized manifold likeling or other games will be readed for

BUTCHINGTON MALLS interferences of the second fraction and image for the second

GRADER College as 4. Development galage excludeding set to be a set (up thing and meanse are produced to be development of the set of the set of the 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 2. There exists adjusted program to the 'D' individual's 3. There exists adjusted program to the 'D' individual's 3. There exists adjusted program to the 'D' individual's 3. There exists adjusted program to the 'D' individual's 3. There exists adjusted program to the 'D' individual's 3. There exists adjusted program to the 'D' individual's 3. There exists adjusted program to the 'D' individual's 3. There exists adjusted program to the 'D' individual's 3. There exists adjusted program to the 'D' individual's 3. There exists adjusted program to the 'D' individual's 3. There exists adjusted program to the 'D' individual's 3. There e

WHICH FE FROM THE PROPERTY AND THE PROPE

 $\begin{array}{l} \label{eq:second} \text{Ref CE}_{2,2,2,3,4,4,4,4,4}(2) \in \mathbb{R}^{-1}$  is a second of frame out only seen of the difference of the differe INSCIDLANDONT. reason of subsystem 11. April visit CARSON MONCHER: stores that is benefied while such families, or within 12 of and designed date: And the lower or within 10 of the Products does ACRE B 31.4.2 ML A 38, N.B.C. By chemical the serie grid on to support one that

 Means the face in alcose much: each time (5/5). in the line in the Allower the new of halffacts analyzed or version, sain 1 for Allower the innum fractions wit malgioni with players, one

Loba Mar Reine Tandy: All new argue family to improve a completively by relative an explosition, as follows: 2017 Decime diameters changes contained as so that im-mendations in the investigated to enter the differ on the law experimentation in their works and intereffield by the darge first are experimentation in their works and intereffield by the darge first are approximation of the transmission of the standard fragments of the standard standard standard standard for the standard standa

Directory and design of phase of 2 (24% is adding to decign costs) imposed to the DOM.

Principal The effective Teprines Despity No. 1. A principal evolution of the effective evolution of the entropy of the effective of the entropy of the entr

Principal Monthation Againse Datasan Pasin point part of permittation of permittation and permitting and permitting of the permitting of the second s the of years for the fail for provided for every tell fore and independent fore (C.C., 301) (10), (1) and (1) see (1), (1) (1), (2) (1)

New Conservation/Planking Regulations, statton provided as failure. • Brain Regulation (1.5.) • Report Regulation (1.5.) King over Rass relevant P.M. State for schools from h. Son RCRC 2012, Tool N. D. 111, A. W.Y.L.

Construction lightings factors: Assign balance have been assigned for presentation balance of the second methods in constructions against the absolute. But states our a between balance for the balance have balance balance balance balance in constructions. The second balance have balance balance balance in constructions. The second balance have balance balance balance in constructions. The second balance have balance balance balance in constructions. The second balance balan

important Considerations for knowing South Fire Adjunction ber fire industrials sorving all "That have regressioned a second a second of dealer of the second second

Inspire

Delivation of the service of the ser

Arc APPENDE NO

-In investigation The state of the s

195	·타망.	14.00
	_	-
	_	
	-	
	-	-
	_	
	_	_
		_
	_	
	_	_
	-	

indicator 1

### EAST

172-1407-170 (Health's TTY)

CON

100.00.00.00.0 ISSUED F

1. Hoven these guideness transmissioner excluse of affecting and final and difference in store was from the scaling a series any of PL 2. Provide thereas and each or personal metalogical and to activity grants or clock. peak in result. 5. Marcone appedie regulation of solding, with a restrance califies been it int 1. All politices an early 3. All out read sizes it it it and that with the restricted parameter with conversion gradies 4. Determined one thank if up not at politic lines

 $U_{\rm c}$  /  $R_{\rm c}$  /  $R_{\rm c}$  , inclusion the sector particular sequences are the sector of the conductivity spheric particular sector in the conductivity spheric particular sector in the sector rest of the conduct particular sector is an asset of the sector particular sector in the sector rest of the sector particular sector is a sector rest of the sector particular sector is a sector rest of the sector particular sector is a sector rest of the sector particular sector is a sector rest of the sector particular sector rest of the sector particular sector rest of the secto

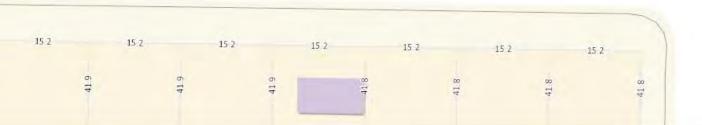
Webstanted Weblinkedt 1842 is provided in federal













## 604.671.7000

BC Condos & Homes Team







Breaking News: Check out the most popular Real Estate Website in the Lower Mainland

## www.BCCondosandhomes.com



**14147 24th Ave (White Rock)** New to market, 4,368 s/f Mansion Built by European Builder on 1 Acre Lot

\$5,700,000



506 - 1678 Pullman Porter St (False Creek)

1203sf NE corner suite with 2 Beds 2 Baths. False Creek Views | Urban luxury living.

\$1,999,000



## 1733 Hie Ave (Coquitlam)

Possible Land Assembly – Zone Block A RM3 & RM2 Designated for medium density | Originally 3 - 4 suites with 4 kitchens.

## \$2,200,000



DL5418 Pemberton (Mount Currie) 55-acre off-grid Land. 25miles South of Whistler. Campground possible w/ permit. A sanctuary of privacy. \$1,200,000



**2640 W 50th Ave (Kerrisdale)** 6,200 sf Cape Cod house on a 20,000 s/f lot. Ideal family living with private landscalping.

## \$9,800,000



**3412 155 St (South Surrey)** 6000 s/f Executive residence w/ hand crafted millwork, luxurious 5 bed. 6 bath. Spacious outdoor are fully fenced.

## \$3,780,000



472 E 4th (North Vancouver)

Potential Subdivision Opportunity (6-Plex or 2 detached homes) Re-zoning application is approved I \$5600/mo rental income.

## \$2,500,000



Classic Designs (Tsawwassen Mills) Home accessory business,

\$2M Inventory, Sales \$800K/yr \$2,200,000



**1491 W 26th Ave (Shaughnessy)** 5,800SF house on a 8,800 s/f lot Custom built home for luxurious lifestyle

## \$5,500,000



## 2057 Cornerstone Dr. (Kelowna)

8000 s/f lot, 3600 s/f home perched on a hilltop with stunning views of Okanagan & Shannon Lake. MUST SEE!

## \$1,490,000



5770 - 5790 Granville (2 Lots) Land Assembly - 2 Lots | Each 8,500 s/f Totalling 17,000 s/f | 2.4 FSR Purpose Built Rental

\$8,200,000



932 Ash St (South Surrey) Fully Reno 4900SF home w/ beautiful ocean/mountain views I Award winning kitchen, Savant Pro control sound system I Airbnb License.

