



604.671.7000

**Condos & Homes Team**

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**R2867154****Active**House/Single Family  
Residential Detached**472 E 4TH STREET**North Vancouver  
Lower Lonsdale**\$2,500,000** (LP)

(SP)

Sold Date:



**Total Bedrooms** 3  
**Total Baths** 2  
**# of Kitchens** 1  
**FIAR Tot Fin** 1,318  
**# Fin Flr Lev** 1  
**Type of Dwelling** HOUSE  
**Style of Home** 1ST

**Total Prkng** 2  
**Exterior Finish** MIXED  
**Gross Taxes** \$4,535.66  
**Yr Blt** 1957  
**Occupancy** Owner, Tenant

**Days On Market** 18  
**Fireplaces**  
**Outdoor Area** NONE  
**Lot Sz (Sq.Ft.)** 6,850.00  
**Frontage Ft** 50.00  
**Depth** 137  
**Fuel/Heating** Other

472 E 4th, V7L 1J5 – Development opportunity in Lower Lonsdale (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"





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Residential Detached

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Residential Detached**472 E 4TH STREET**Lower Lonsdale  
North Vancouver**\$2,500,000** (LP)

(SP)

Sold Date:



Sold Date:	Frontage (feet):	<b>50.00</b>	Approx. Year Built:	<b>1957</b>
Depth / Size (ft.):	Bedrooms:	<b>3</b>	Age:	<b>67</b>
Lot Area (sq.ft.):	Bathrooms:	<b>2</b>	Zoning:	<b>RS-1</b>
Flood Plain:	Full Baths:	<b>1</b>	Gross Taxes:	<b>\$4,535.66</b>
Rear Yard Exp:	Half:	<b>1</b>	For Tax Year:	<b>2023</b>
Approval Req?:			Tax Inc. Utilities?:	
If new, GST/HST inc?:			P.I.D.:	<b>014-869-985</b>

View: **Yes: water, city and mountain**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **1 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation:  
 Rain Screen:  
 Renovations:  
 # of Fireplaces:  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Other**  
 Outdoor Area: **None**  
 Type of Roof: **Other**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
 Parking: **Garage; Double**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Dist. to School

Legal: **LOT 16, BLOCK 20, PLAN VAP1063, DISTRICT LOT 273, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Setting, Private Yard**Features: **Clothes Washer/Dryer, Garage Door Opener, Microwave, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'0 x 11'7			x			x
Main	Dining Room	13'4 x 8'5			x			x
Main	Kitchen	14'4 x 12'7			x			x
Main	Flex Room	7'9 x 11'7			x			x
Main	Den	13'4 x 6'1			x			x
Main	Primary	13'2 x 13'1			x			x
Main	Bedroom	12'6 x 11'7			x			x
Main	Bedroom	8'6 x 8'6			x			x
Main	Foyer	3'8 x 8'6			x			x
		x			x			

Finished Floor (Main): **1,318**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,318 sq. ft.**

Unfinished Floor: **0**  
 Grand Total: **1,318 sq. ft.**

# of Rooms: **9**  
 # of Kitchens: **1**  
 # of Levels: **1**  
 Suite:  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **3**  
 Basement: **Crawl**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	Yes
2	Main	2	No
3			
4			
5			
6			
7			
8			

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

Listing Broker(s): **RE/MAX Crest Realty**

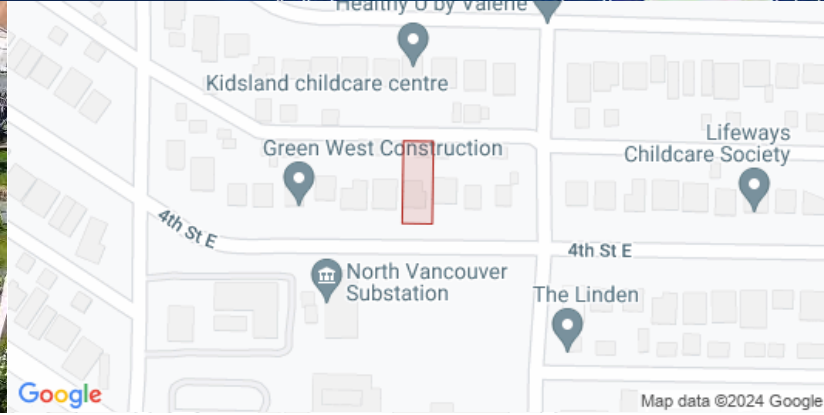
**472 E 4th, V7L 1J5 – Development opportunity in Lower Lonsdale (6-Plex or 2 detached homes or Duplex). New Houses on either side of this lot. Potential to subdivide the 6,850 SF lot & build two single detached homes boasting Downtown & Water views. Preliminary plans outline 3-level homes with over 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**



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

PID	014-869-985	Legal Description	LOT 16 BLOCK 20 DISTRICT LOT 273 PLAN 1063				
Zoning	RS-1 - One-Unit Residential 1	Plan	VAP1063				
Registered Owner	PO*, P*	Community Plans(s)	OCP: Residential Level 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

### ASSESSMENT

	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 %

### DEVELOPMENT APPLICATIONS

No records found for this parcel

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

I'm more than a real estate agent. I'm a REALTOR®.

## Detailed Tax Report

### Property Information

<b>Prop Address</b>	472 E 4TH ST	<b>Jurisdiction</b>	CITY OF NORTH VANCOUVER
<b>Municipality</b>	CITY OF NORTH VANCOUVER	<b>Neighborhood</b>	QUEENSBURY
<b>Area</b>	NORTH VANCOUVER	<b>SubAreaCode</b>	VNVL
<b>PropertyID</b>	014-869-985	<b>BoardCode</b>	V
<b>PostalCode</b>	V7L 1J5		

### Property Tax Information

<b>TaxRoll Number</b>	720016000	<b>Gross Taxes</b>	\$4,535.66
<b>Tax Year</b>	2023	<b>Tax Amount Updated</b>	09/20/2023

#### More PIDS

014-869-985

#### More PIDS2

### Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP1063	16	20	273	36				

#### Legal FullDescription

LOT 16, BLOCK 20, PLAN VAP1063, DISTRICT LOT 273, NEW WESTMINSTER LAND DISTRICT

### Land & Building Information

<b>Width</b>		<b>Depth</b>	
<b>Lot Size</b>	6850 SQUARE FEET	<b>Land Use</b>	
<b>Actual Use</b>	SINGLE FAMILY DWELLING		
<b>Year Built</b>	1957		
<b>BCA Description</b>	1 STY SFD - AFTER 1930 - STANDARD	<b>Zoning</b>	
<b>WaterConn</b>			
<b>BCAData Update</b>	01/05/2024		

### Supplementary Property Info

<b>BedRooms</b>	3	<b>Foundation</b>	CRAWL
<b>Full Bath</b>	1	<b>Half Bath2</b>	1
<b>Half Bath3</b>	0	<b>Stories</b>	1.00
<b>Pool Flg</b>		<b>Carport</b>	
<b>Garage S</b>	1	<b>Garage M</b>	

### Actual Totals

Land	Improvement	Actual Total
\$1,485,000.00	\$49,900.00	\$1,534,900.00

### Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,485,000.00	\$49,900.00	\$0.00	\$0.00	\$1,534,900.00

### School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,485,000.00	\$49,900.00	\$0.00	\$0.00	\$1,534,900.00

### Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
9/13/2019	\$1,142,300.00	CA7747231	REJECT - NOT SUITABLE FOR SALES ANALYSIS
11/17/2015	\$917,000.00	CA4814502	IMPROVED SINGLE PROPERTY TRANSACTION
11/13/2015	\$917,000.00	CA4807152	REJECT - NOT SUITABLE FOR SALES ANALYSIS
8/27/1997	\$261,000.00	BL296198	IMPROVED SINGLE PROPERTY TRANSACTION































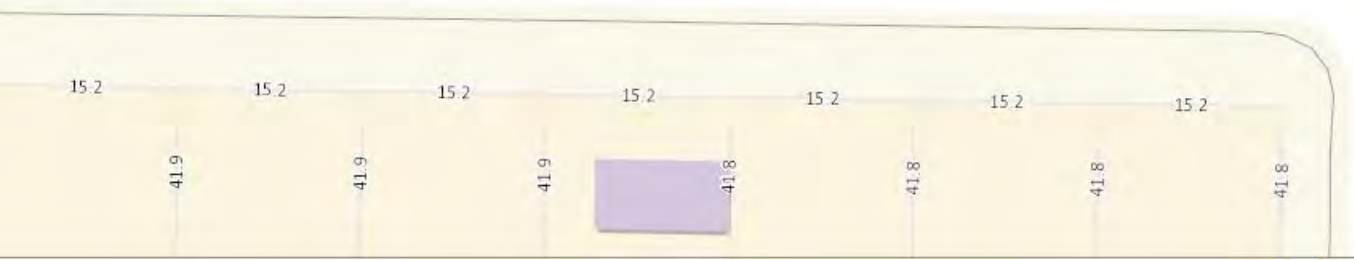






E 4th St

E 4th St

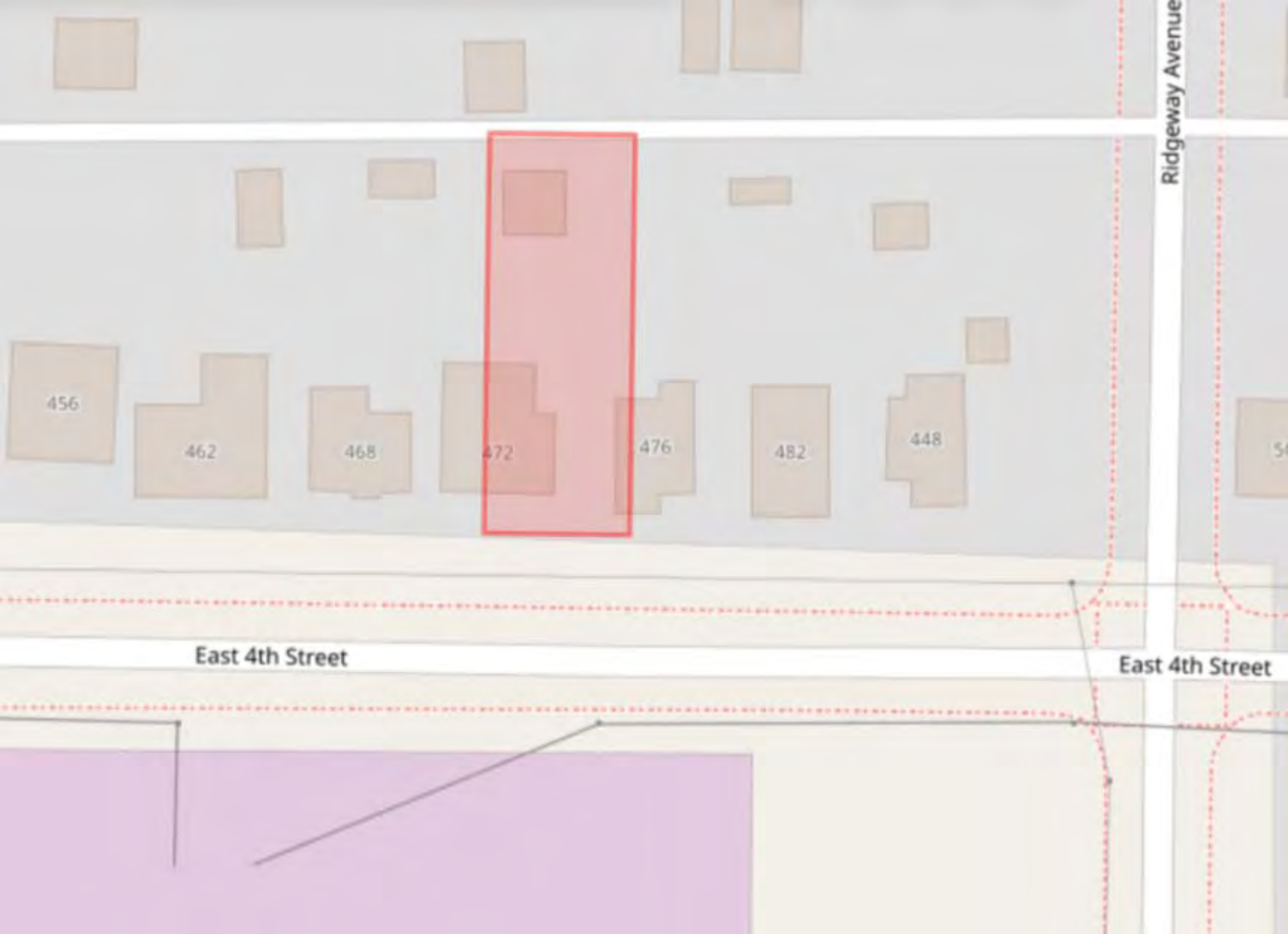


Ridgeway Ave

E 4th St







Ridgeway Avenue

East 4th Street

East 4th Street

456

462

468

472

476

482

448



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### 14147 24th Ave (White Rock)

New to market, 4,368 s/f Mansion  
Built by European Builder on 1 Acre Lot

**\$5,700,000**



### 2640 W 50th Ave (Kerrisdale)

6,200 sf Cape Cod house on a 20,000 s/f lot.  
Ideal family living with private landscapling.

**\$9,800,000**



### 1491 W 26th Ave (Shaughnessy)

5,800SF house on a 8,800 s/f lot  
Custom built home for luxurious lifestyle

**\$5,500,000**



### 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**



### 3412 155 St (South Surrey)

6000 s/f Executive residence w/ hand crafted millwork,  
luxurious 5 bed, 6 bath. Spacious outdoor are fully fenced.

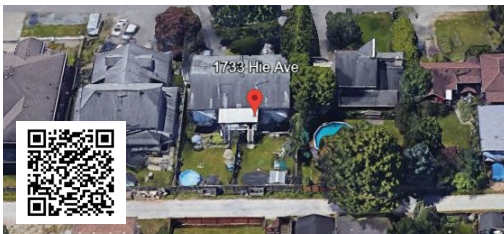
**\$3,780,000**



### 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!

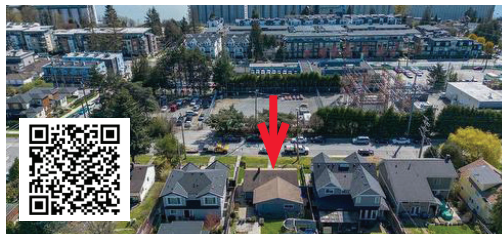
**\$1,490,000**



### 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**



### 472 E 4th (North Vancouver)

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

**\$2,500,000**



### 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**



### DL5418 Pemberton (Mount Currie)

55-acre off-grid Land. 25miles South of Whistler.  
Campground possible w/ permit. A sanctuary of privacy.

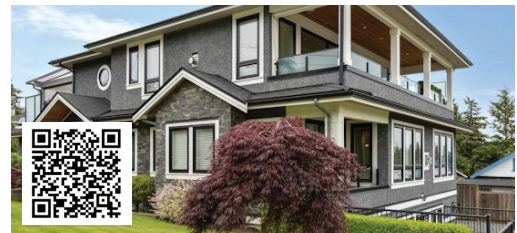
**\$1,200,000**



### Classic Designs (Tsawwassen Mills)

Home accessory business,  
\$2M Inventory, Sales \$800K/yr

**\$2,200,000**



### 932 Ash St (South Surrey)

Fully Reno 4900SF home w/ beautiful ocean/mountain views | Award  
winning kitchen, Savant Pro control sound system | Airbnb License.

**\$3,328,000**