



# DNV Property Information Report



## 4679 TOURNEY RD

### Legal

#### Legal Description

LOT 48 BLOCK A DISTRICT LOTS 1265A AND 2028 PLAN 14100

#### LTOPID

007-919-425

#### Folio

1410-0290-5

#### Owner Type

PRIVATE

#### Property Type

FEE SIMPLE

#### Leased Property

No

### Geography

#### Area

877.60 sq m (+/- 5%)

#### Elevation

267.70 m above sea level

### Building

#### Building Name

RESIDENTIAL BUILDING

#### Date Built

1973

#### Type

SINGLE FAMILY

#### Subtype

DETACHED

#### Heritage Status

Not a heritage building

#### Solar Heating Potential Rating

★★★★★

#### Amount of Roof Facing South

40%

#### Average Solar Energy

1172.41 MJ

#### Average Optimal Solar Energy

37.46 MJ

*F 22.86 = 75'*  
*R 19.264 = 63'2*  
*WS 42.843 = 140.56*  
*ES 41.687 = 136.77*

**Latitude, Longitude**  
49.35380° N, 123.03606° W

**Services**

**Garbage Days**  
Tuesday, September 15  
Tuesday, September 22

**Hydrant**  
6 m

**Regulatory**

**Zoning**  
• RS3: SINGLE-FAMILY RESIDENTIAL 7200 ZONE (660 SQ.M.), RS

**DPA**  
No Applicable DPAs

**Neighbourhood**  
UPPER LYNN

**Elementary School Catchment**  
UPPER LYNN

**Secondary School Catchment**  
ARGYLE

**Electoral Riding**  
NORTH VANCOUVER - SEYMOUR

**Assessment**

**Building Value**  
\$99,400

**Land Value**  
\$878,000

**Total Value**  
\$977,400

**Nearby**

**Recreation Centre**  
LYNN VALLEY COMMUNITY RECREATION CENTRE

**Library**  
LYNN VALLEY VILLAGE - LIBRARY & NORTH COMMERCIAL

**Firehall**  
FIREHALL #1

**Hospital**  
LIONS GATE HOSPITAL

**Police Station**  
GERRY BREWER BUILDING (RCMP & NSEMO)

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