



4651 VALLEY RD

Legal

Legal Description

LOT 6 BLOCK A DISTRICT
LOT 2028 PLAN 13106

LTO PID

008-736-405

Folio

0791-4500-0

Owner Type

PRIVATE

Property Type

FEE SIMPLE

Leased Property

NO

Geography

Area

857.92 sq m (+/- 5%)

Elevation

232.94 m above sea level

Latitude, Longitude

49.35327° N, -123.03280°
W

Snow Load Zone

135 to 270 m, 3.3 Kpa

Transit Oriented Area

N/A

Services

Next Garbage Days

Wednesday, April 08 2026

Wednesday, April 15 2026

Snow Clearing Routes

PRIORITY THREE

Hydrant

60 m

Regulatory

Zoning

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

DPA

STREAMSIDE
PROTECTION
WILDFIRE HAZARD:
WILDFIRE INTERFACE
AREA

Neighbourhood

UPPER LYNN

ISMP Watershed

HASTINGS

Elementary School Catchment

UPPER LYNN

Secondary School Catchment

ARGYLE

Electoral Riding

NORTH VANCOUVER -
SEYMOUR

Building

Building Name

BUILDING

Date Built

1968

Type

SINGLE FAMILY

Subtype

DETACHED

Heritage

Not identified as a heritage
property

Solar Heating Potential Rating

★★★★☆

Amount of Roof Facing South

44%

Average Solar Energy

1,278.57 MJ

Average Optimal Solar Energy

37.30 MJ

Assessment

Building Value

\$115,000

Land Value

\$1,804,000

Total

\$1,919,000

Nearby

Recreation Centre

LYNN VALLEY
COMMUNITY
RECREATION CENTRE

Library

LYNN VALLEY VILLAGE -
LIBRARY & NORTH
COMMERCIAL

Fire Hall

FIREHALL #2

Hospital

LIONS GATE HOSPITAL

Police Station

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

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