



**Jason Soprovich**  
**Rennie & Associates Realty - Jason Soprovich**  
 West Vancouver  
 P: 604-817-8812 O: 604-281-0815  
 jason@jasonsoprovich.com  
 soprovich.com

**rennie**



## 305-2575 GARDEN CT West Vancouver BC V7S 0A2

<b>PID</b>	028-078-225	<b>Legal Description</b>	STRATA LOT 5, PLAN BCS3645, DISTRICT LOT 793, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE				
<b>Zoning</b>	RS7, Single Family Dwelling Zone 7	<b>Community Plans(s)</b>	not in ALR				
<b>Registered Owner</b>	-						
<b>Floor Area</b>	2673 Ft <sup>2</sup>	<b>Max Elevation</b>	296.13 m	<b>Year Built</b>	2009	<b>Transit Score</b>	27 / Some Transit
<b>Lot Size</b>	-	<b>Min Elevation</b>	257.80 m	<b>Bedrooms</b>	2	<b>WalkScore</b>	4 / Car-Dependent
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$8,434.99	<b>Bathrooms</b>	3	<b>Structure</b>	ROW HOUSING (SINGLE UNIT OWNERSHIP)

### APPRECIATION

	Date	(\$)	% Change
List Price	07/04/2021	\$3,569,000	85.40 %
Sales History	28/10/2010	\$1,925,000	

### ASSESSMENT

	2020	2021	% Change
Building	\$618,000	\$627,000	1.46 %
Land	\$2,263,000	\$2,152,000	-4.90 %
<b>Total</b>	<b>\$2,881,000</b>	<b>\$2,779,000</b>	<b>-3.54 %</b>

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Irwin Park	West Vancouver
2017-18 F.I. Rating	9.8	6.5
2017-18 F.I. Rank	22/955	93/251
Special Notes	-	IB Program (DP); Super Achievers; Basketball Academy

### DEVELOPMENT APPLICATIONS

No records found for this parcel

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