

PROPERTY REPORT

6739 DUFFERIN AV
West Vancouver
V7W 3B7
Canada

PID: 002-487-195

APRIL 1, 2025

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Summary Sheet

6739 DUFFERIN AV West Vancouver BC V7W 3B7



PID	002-487-195
Legal Description	STRATA LOT 8 DISTRICT LOT 430 STRATA PLAN VR. 1552 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Plan	VAS1552
Zoning	RS4 - Single Family Dwelling Zone 4
Community Plan(s)	not in ALR

Year Built	1988	Structure	SINGLE FAMILY DWELLING
Lot Size	-	Bedrooms	3
Bathrooms	3	Dimensions	-
Max Elev.	13.42 m	Min Elev.	12.64 m
Floor Area	3032 Ft ²	Walk Score	32 / Car-Dependent
Transit Score	43 / Some Transit	Annual Taxes	\$5,914.22

ASSESSMENT			APPRECIATION				
	2024	%	2025	Date	(\$)	% Growth	
Building	\$318,000	↑ 0.31	\$319,000	List Price	02/04/2025	\$2,099,000	↓ -2.05
Land	\$1,825,000	↓ -0.11	\$1,823,000				
Total	\$2,143,000	↓ -0.05	\$2,142,000				

RECENT MLS® HISTORY				
	Status (Date)	DOM	LP/SP	Firm
R2984976	Active 02/04/2025	0	\$2,099,000 /	Royal LePage Sussex
V91068587	Closed 13/12/1991	75	\$529,000 / \$507,000	Sutton Group-West Coast Realty

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Gleneagles	Rockridge
School District	SD 45	SD 45
Grades	K - 7	8 - 12

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

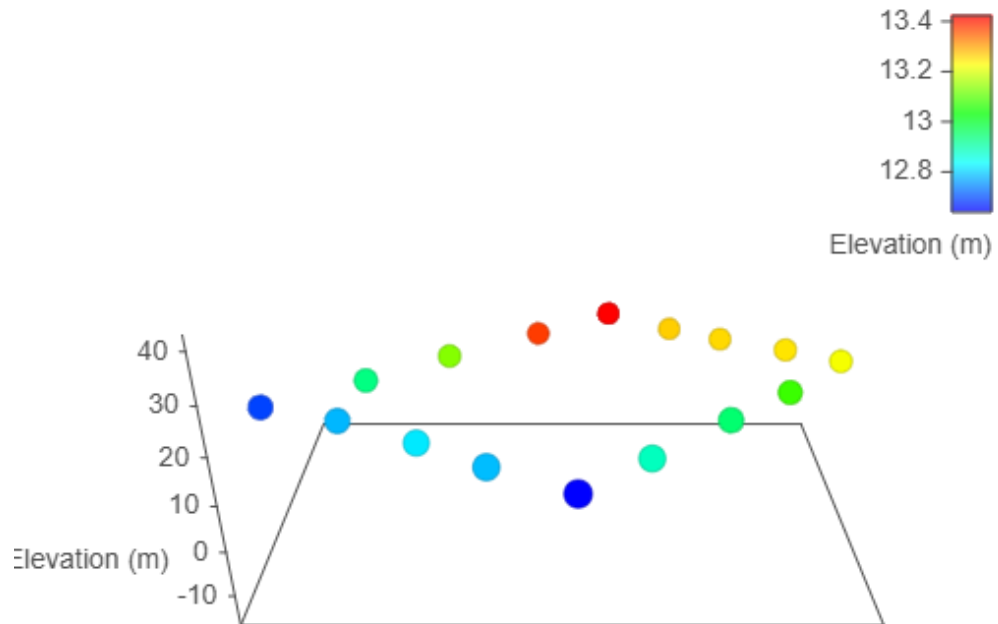
Google Views



Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 13.42 m | Min Elevation: 12.64 m | Difference: 0.78 m

Detailed Tax Report

Property Information

Prop Address	6739 DUFFERIN AV	Jurisdiction	DISTRICT OF WEST VANCOUVER
Municipality	DISTRICT OF WEST VANCOUVER	Neighborhood	HORSESHOE BAY
Area	WEST VANCOUVER	SubAreaCode	VVWVC
PropertyID	002-487-195	BoardCode	V
PostalCode	V7W 3B7		

Property Tax Information

TaxRoll Number	010163008000	Gross Taxes	\$5,914.22
Tax Year	2024	Tax Amount Updated	09/30/2024

More PIDS

002-487-195

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAS1552	8		430	36				

Legal FullDescription

LOT 8, PLAN VAS1552, DISTRICT LOT 430, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON

Land & Building Information

Width		Depth	
Lot Size	5061 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1988		
BCA Description	2 STY SFD - AFTER 1930 - CUSTOM	Zoning	
WaterConn			
BCAData Update	01/08/2025		

Supplementary Property Info

BedRooms	3	Foundation	SLAB
Full Bath	2	Half Bath2	1
Half Bath3	0	Stories	2.00
Pool Flg		Carport	
Garage S	1	Garage M	

Actual Totals

Land	Improvement	Actual Total
\$1,823,000.00	\$319,000.00	\$2,142,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,823,000.00	\$319,000.00	\$0.00	\$0.00	\$2,142,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,823,000.00	\$319,000.00	\$0.00	\$0.00	\$2,142,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
3/6/2018	\$1,879,000.00	CA6666566	REJECT - NOT SUITABLE FOR SALES ANALYSIS
1/28/2018	\$1,879,000.00	CA6594074	REJECT - NOT SUITABLE FOR SALES ANALYSIS
3/28/2012	\$46,640.00	CA2459094	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Nearest Schools

Nearby Elementary Schools



Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: **Gleneagles** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Gleneagles	K - 7	SD 45	West Vancouver	Trinity Guidhall Communication Skills Program Gr 2 - 7	18 mins	1.0 km	4 mins	18 mins
B Eagle Harbour Montessori	K - 5	SD 45	West Vancouver	Montessori	1 hour 3 mins	4.5 km	9 mins	22 mins
C Caulfeild	K - 7	SD 45	West Vancouver	Digital Fine Arts Program 4 - 7	1 hour 48 mins	7.4 km	10 mins	41 mins
D Bowen Island	K - 7	SD 45	Bowen Island	Outside 45 Environmental Education Gr 6 - 7	1 hour 6 mins	8.1 km	53 mins	1 hour 1 min
E Cypress Park	K - 3	SD 45	West Vancouver	IB Program (PYP)	1 hour 57 mins	8.3 km	10 mins	29 mins
F West Bay	K - 7	SD 45	West Vancouver	IB Program (PYP)	2 hours 43 mins	11.1 km	13 mins	47 mins

Nearby Middle Schools



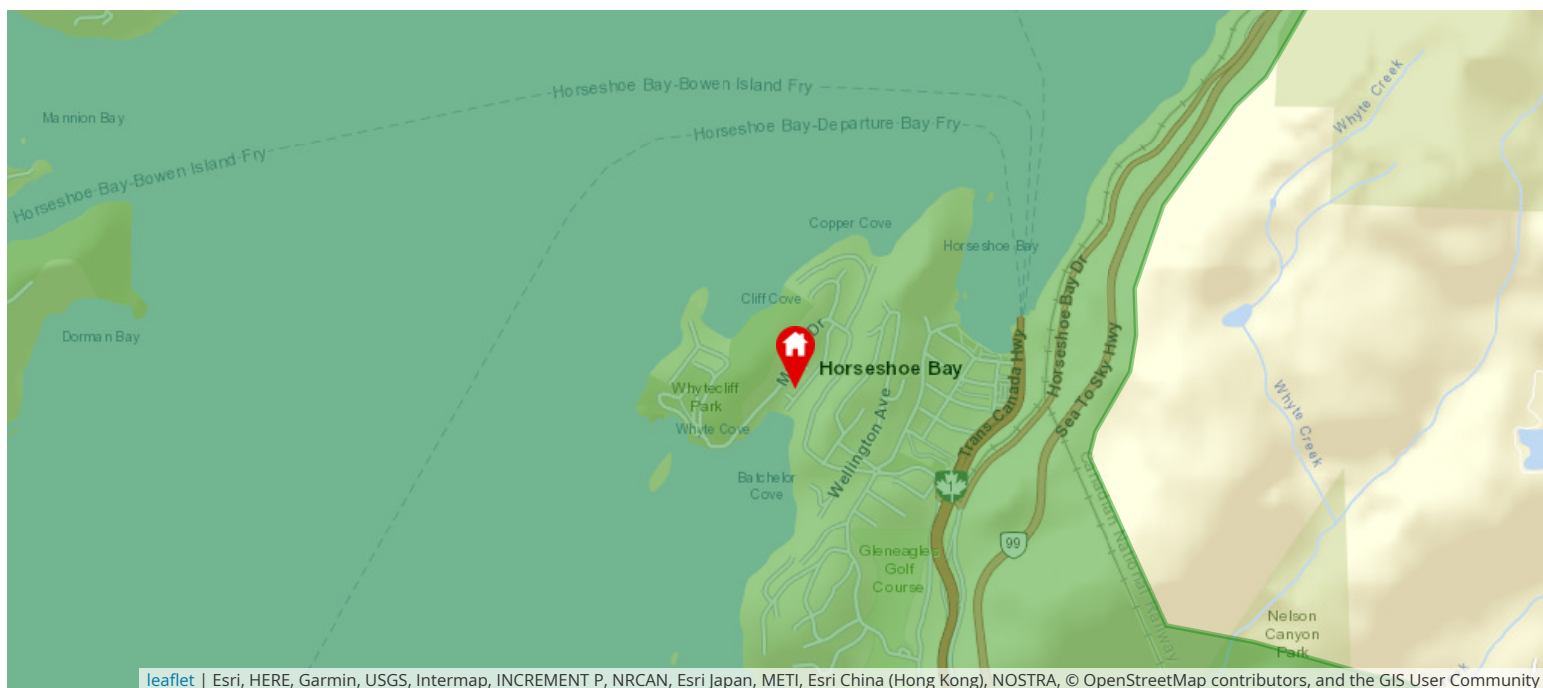
Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

School District: **West Vancouver (45)**

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Island Pacific	6 - 9	Independent	Bowen Island	Private; IB Program (MYP)	1 hour 17 mins	8.8 km	54 mins	1 hour 5 mins

Nearby Secondary Schools



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Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Rockridge** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Rockridge	8 - 12	SD 45	West Vancouver	IB Program (MYP); AP Program 10 - 12	1 hour 39 mins	6.4 km	8 mins	57 mins
B Mulgrave	K - 12	Independent	West Vancouver	Private; IB Program (DP)	3 hours 32 mins	14.0 km	11 mins	1 hour 28 mins
C West Vancouver	8 - 12	SD 45	West Vancouver	IB Program (DP); Super Achievers; Basketball Academy	3 hours 27 mins	14.1 km	14 mins	1 hour 0 mins
D Sentinel	8 - 12	SD 45	West Vancouver	French Immersion; AP Program; Sports Academies; Super Achievers	3 hours 42 mins	14.9 km	14 mins	56 mins
E Collingwood - Morven	8 - 12	Independent	West Vancouver	Private School; AP Program	4 hours 22 mins	17.8 km	18 mins	2 hours 14 mins

Walk Score

6739 DUFFERIN AV West Vancouver, V7W 3B7



Car-Dependent

Most errands require a car



Some Transit

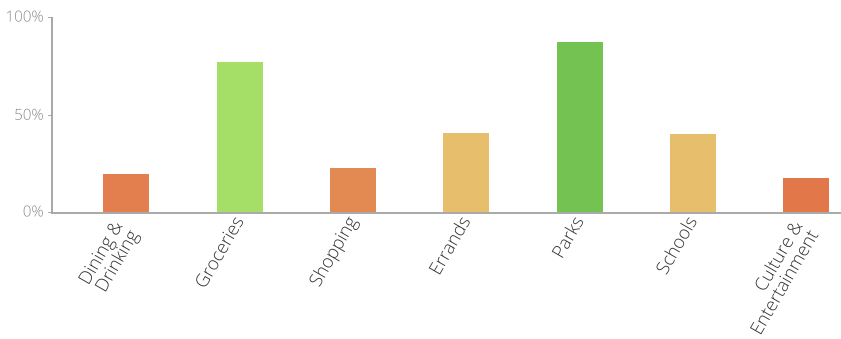
A few nearby public transportation options



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 32 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

