

Cross Property Full

66 - 2500 Florence Lake Rd V9B 4H2

La Florence Lake-Langford



Listing Summary

MLS® No:	376542	List Price:	\$43,000
Status:	Current	Orig Price:	\$43,000
DoM:	78	Sold Price:	
Sub-Class:	Manu Single-Wide		
List Dt:	2017/04/13	Pend Dt:	
Beds:	2	Kitch:	1
Baths:	1	FP:	1
Parking:	0	Built (est):	1973
Fin SqFt:	773	Unfin SqFt:	
Lot SqFt:	0	Lot Acres:	0.00
Title:	Leasehold	M Assmt:	\$564

Finished Rooms

Main: 1	Level 1	Level 2	Level 3	Level 4
Fin SqFt:	773			
Entrance	10x8			
Living	15x11			
Dining	13x5			
Kitchen	10x6			
Mast Bdrm	11x8			
Bathroom	4			
Bedroom	11x9			
Laundry	8x5			

Remarks

Looking for some love - Small home renovation candidate here! Affordable Langford location! This property needs work but is priced to sell. Bank repossession not subject to court approval. Quiet and well run manufactured home park, this 2 bedroom home has efficient layout. With an oil furnace and wood stove you will be comfy and cosy in the winter once finishes are freshened up. Enjoy the beautiful surroundings of Florence Lake or the great bonus of a clubhouse for your social events. Perfect for the owner of a small dog and close to amenities like Costco, grocery shopping, transportation and the Westshore. At least one owner must be 55+. Sold AS IS WHERE IS, please see Realtor Guidelines for offers and include schedule A & B.

Interior: Other Details

Beds:	2	Baths Tot:	1	Kitch:	1	SqFt Fin:	773
Bth 2 Pce:		Ens 2 Pce:		Main Lvl:	Level 1	SqFt Unfin:	
Bth 3 Pce:		Ens 3 Pce:		B&B:		Bsm Hght:	
Bth 4 Pce:	1	Ens 4+ Pce:		FP:	1	Addnl Acc:	
Bth 5+ Pce:				Nmbr FP:	1	Laundry:	In-House (SFD Only)
Layout:	Single-wide			FP Ftrs:	Living Rm		
Bsm Dsc:							
Intr Ftrs:	Eating Space, Wndw/Covrngs						
Appl Incl:							

Building Information

Built (est):	1973	Frnt Fc:	E	Bldg Wrrnty:		CSA Cert?:	272098
Lgl NC Use:		Rear Fc:	W	Bldg Style:			
Access:				Foundation:	None		
Fuel:	Oil, Wood			Heat:	Wood Stove		
Lsed Equip:							
Const Mat:				Roof:	Metal		
Ext Fin:	Aluminium						
Ext Feat:	Storage Shed			EnerGuide Dt:			
EnerGuide Rtg:							

Lot Information

Lot SqFt:	0	Lot Acres:	0.00	Area Est?:		Lot Width:	
Shape:	Irreg.	ALR?:		Bld Schm?:		Lot Depth:	
Park Type:	Driveway, Garage Single			Driveway:			
Cov Park:		Park Spcs:	0	Water:	City/Munic.		
Waste:	Septic Tank			Services:			
Lot Feat:	Cul-de-sac						

Legal Information

Jurisdct:	District of Langford	PID No:		AssessYr:	2017
Title:	Leasehold	Assess:	\$43,300	Z. Type:	Other
Taxes:	\$250	Z. Class:		Dist Lot:	
Plan:		Block:		Range:	
Land Dist:	21	Tship:		Lse Yrs:	
MHR No:	21053	Head Lse:			
Freeform:	Manufactured Home Reg. # 21053, Bay # 66, HIDDEN VALLEY MOBILE HOME PAR Manufactured Home Park, MHP Roll # 01-327-07622.010.				

Restrictions Information

Restrictions Information					
Rent Alld?:	Unrestricted				
Yng Age:	55	At least one owner must be 55+			
Pets Alld?:					
BBQs Alld?:	No	Field Altered - Ask Agent			
Smoking Byl?	Unknown				
Licensee Information					
L	<u>Licensee</u> Scott Loughton	<u>Phone</u> (250) 477-7291	<u>Brokerage</u> DFH Real Estate Ltd.	<u>Award Split</u>	
Seller:	Bank of Montreal	Seller Ph:		Ten Ph:	
Seller Res:	Resident of Canada	S Rghts Res:	N	Brok Fee:	2.5%
Appt Ph:	(250) 884-5020	Buzzer:		KeyBx Lc:	Front door
M2M Notes:	Vacant - touch base and go.				
Direct:		Possession:	Immediate		
Financing:	Purchaser To Finance				
Fin Notes:					
Ag Info:	Appts x Touchbase, Information Package Avail, Lbx, Page & Go, Vacant, See M2M Notes				
Prices and Dates					
List Price:	\$43,000	Orig Price:	\$43,000	Sold Price:	
Listed Dt:	2017/04/13	Entered Dt:	2017/04/14	Chg Dt:	2017/04/18
Pending Dt:		Proj Close:		Sold Dt:	
Status Chg:	2017/04/14	Sale Ent:		Sale Collpsd:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2017/04/14
Supp Chg:		Supp Count:	4	DoM:	78
Miscellaneous Information					
Virtual Tour:		Asd/Fn SqFt:	\$56	Sll/Lst:	
Addl Photos:		Org/Fn SqFt:	55.63	Lst/Assess:	99.31
Feature Sht:		Lst/Fn SqFt:	\$56	Sll/Assess:	
Sales Brchr:		Sld/Fn SqFt:		Senior:	62 Belmont
Sound Bite:					
Addr on Net?:	Yes	Middle:	62 Spencer		
Sh Photos?	No				
Elementary:	62 Ruth King				
OH Dates:					
OH Rems:					

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and school enrollment is subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. Data © [Victoria Real Estate Board](#).

203 - 6981 East Saanich Rd V8Z 5Z2

Peninsula-CS Island View



Listing Summary

MLS® No:	376708	List Price:	\$294,900
Status:	Current	Orig Price:	\$294,900
DoM:	72	Addnl Rent:	
List Dt:	2017/04/19	Sold Price:	
Parking:	4	Pend Dt:	
Title:	Frhld/Strata	Tot Units:	0
		M Assmt:	325
Tran Type:	For Sale		
Sub-Class:	Retail		
R/E Type:	Retail		
S/L Lse Type:	Sale Price		
Lse Trm Off:			
Lot SqFt:	1,500	Lot Acres:	0.03

Remarks

PRICED TO SELL!! Court ordered sale. Amazing value for money! An opportunity to own your place of business! A brand new commercial strata unit in the heart of Central Saanich. One of three remaining units from 1414 to 1781 square feet, plus extra storage and ample parking. Priced to sell! Call today for viewing and or more information.

Land Information

Incl Land?:	Yes	Lot SqFt:	1,500	Lot Acres:	0.03	Area Est?:	
Shape:		ALR?:		Park Spcs:	4	Lot Front:	
Waste:	Sewer			Water:	City/Munic.		
Lot Features:	View: Valley			Services:			

Building Information

Incl Bldg?:	Yes	Floor SqFt:	1,500	Complex:		
Bldg Type:	Mixed Use	Potential SqFt:	1,500	Ceiling Hgt:	10	
Built (est):	2014	Whse Doors:		Storeys/Bldg:	3	
Units in Bldg:	6	Units in Proj:	14	Mgd By:		Mgd Phone:
M Assmt:	325	M Assmt Yr:				
Heating:				Cooling:	Heat Pump	
Ext Fin:	Stucco & Siding			Bldg Feat:		
Location Feat:	Highway Access			Const/Found:	Frame Wood	

Business & Other Commercial Information

Incl Bus?:	No	Est Year:		Bus Name:	
Business Type:				Inv Value:	
Goodwill Val:		Equip Val:		Net Inc:	
				Gross Inc:	
				Tot Op Exp:	

Revenue & Other Information

Tot Units:	0	Studios:	1 Beds:	2 Beds:
Ls Term Offered:			3 Beds:	4+ Beds:
ExLs \$ SqFt:		ExLs Term:		
Services:			ExLs Exp Dt:	Real Estate
Shrd Amenities:			Inclusions:	
			Exclusions:	

Legal Information

Jurisdiction:	District of Central Saanich	Roll No:	340658040	PID No:	029-167-914
Title:	Frhld/Strata	Title Srchd?:		AssessYr:	2017
Taxes:	\$5,443	Tax Year:	2016	MHR No:	
Plan:	EPS1700	Lot:	4	Dist Lot:	
Land Dist:	65	Sect:	12	Range:	4E
Freeform:	TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN IN FORM V				

Licensee Information

Agents	Phone	Office	Award Split:
L Eric Smith	(250) 655-0608	RE/MAX Cam. Peninsula Prop	50
C1 Craig Walters	(250) 655-0608	RE/MAX Cam. Peninsula Prop	50
Seller:	Lumber World		
Seller Res:	Resident of Canada	S Rghts Res:	N
Appt Ph:	(250) 655-0608	Brok Fee:	3.5% first \$100k, 1% bal
M2M Notes:	Sold as is where is. Schedule A and offer to purchase must be attached to any offers. Lbv - Touchbase and go! Buyer's agent must physically introduce buyer to property or coop fee is reduced to \$1000.		
Directions:	Heading North on Hwy 17, turn left at Island View. At corner of East Saanich Road and Island View Road, turn left.		
Financing:		Fin Notes:	
Possn:	Upon Completion	Possn Notes:	

Prices and Dates

List Price:	\$294,900	Orig Price:	\$294,900	Sold Price:		DoM:	72
Listed Dt:	2017/04/19	Entered Dt:	2017/04/19	Chg Dt:	2017/06/26	DuC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2017/04/19	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2017/04/19	Pht Cnt:	7
Supp Chg:	2017/04/20	Supp Count:	5	Ext Lease Sold Price:			

Miscellaneous Information

Virtual Tour:		Sell/List:	
Addnl Photos:		List/Assess:	95.07
Feature Sht:		Sell/Assess:	
Sales Brchr:		Postal Distr:	Victoria

Sound Bite:
Addr on Net?: **Yes**
Share Int Photos?: **No**

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101 - 6981 East Saanich Rd V8Z 5Z2

Peninsula-CS Island View



Listing Summary

MLS® No:	376705	List Price:	\$299,000
Status:	Current	Orig Price:	\$299,000
DoM:	72	Addnl Rent:	
List Dt:	2017/04/19	Sold Price:	
Parking:	4	Pend Dt:	
Title:	Frhld/Strata	Tot Units:	0
		M Assmt:	350
Tran Type:	For Sale		
Sub-Class:	Retail		
R/E Type:	Retail		
S/L Lse Type:	Sale Price		
Lse Trm Off:			
Lot SqFt:	1,781	Lot Acres:	0.04

Remarks

PRICED TO SELL!! Court ordered sale. Amazing Value for money! An opportunity to own your place of business! A brand new commercial strata unit in the heart of Central Saanich. One of two remaining units from 1414 to 1781 square feet, plus extra storage and ample parking. Priced to sell! Call today for viewing and or more information. Very motivated seller! Bring your offers. Opportunity for an amazing deal to own your own business space!

Land Information

Incl Land?:	Yes	Lot SqFt:	1,781	Lot Acres:	0.04	Area Est?:	
Shape:		ALR?:		Park Spcs:	4	Lot Front:	
Waste:	Sewer			Water:	City/Munic.		
Lot Features:	View: Valley			Services:	Cablevision, Electricity, Garbage, Gas, High Spd 'Net: Cable/DSL, Recyclin		

Building Information

Incl Bldg?:	Yes	Floor SqFt:	1,781	Complex:		
Bldg Type:	Mixed Use	Potential SqFt:		Ceiling Hgt:	10	
Built (est):	2014	Whse Doors:		Storeys/Bldg:	3	
Units in Bldg:	6	Units in Proj:	14	Mgd By:		Mgd Phone:
M Assmt:	350	M Assmt Yr:				
Heating:				Cooling:	Heat Pump	
Ext Fin:	Stucco & Siding			Bldg Feat:		
Location Feat:	Highway Access			Const/Found:	Frame Wood	

Business & Other Commercial Information

Incl Bus?:	No	Est Year:		Bus Name:	
Business Type:				Inv Value:	
Goodwill Val:		Equip Val:		Net Inc:	
				Gross Inc:	
				Tot Op Exp:	

Revenue & Other Information

Tot Units:	0	Studios:	1	Beds:	2
Ls Term Offered:			3	Beds:	4+
ExLs \$ SqFt:		ExLs Term:		ExLs Exp Dt:	
Services:	Cablevision, Electricity, Garbage, Gas, High Spd 'Net	Inclusions:		Exclusions:	Real Estate
Shrd Amenities:					

Legal Information

Jurisdiction:	District of Central Saanich	Roll No:	340658010	PID No:	029-167-884
Title:	Frhld/Strata	Title Srchd?:		AssessYr:	2017
Taxes:	\$5,511	Tax Year:	2016	MHR No:	
Plan:	EPS1700	Lot:	SL 1	Dist Lot:	
Land Dist:	65	Sect:	12	Range:	4E
Freeform:	TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS S				

Licensee Information

Agents	Phone	Office	Award Split:
L Eric Smith	(250) 655-0608	RE/MAX Cam. Peninsula Prop	50
C1 Craig Walters	(250) 655-0608	RE/MAX Cam. Peninsula Prop	50
Seller:	Lumber World		
Seller Res:	Resident of Canada	S Rghts Res:	N
Appt Ph:	(250) 655-0608	Brok Fee:	3.5% first \$100k, 1% bal
M2M Notes:	Sold as is where is. Schedule A and offer to purchase must be attached to any offers. Lbv - Touchbase and go! Buyer's agent must physically introduce buyer to property or coop fee is reduced to \$1000.		
Directions:	Heading North on Hwy 17, turn left at Island View. At corner of East Saanich Road and Island View Road, turn left.		
Financing:		Fin Notes:	
Possn:	Upon Completion	Possn Notes:	

Prices and Dates

List Price:	\$299,000	Orig Price:	\$299,000	Sold Price:		DoM:	72
Listed Dt:	2017/04/19	Entered Dt:	2017/04/19	Chg Dt:	2017/06/26	DuC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2017/04/19	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2017/04/19	Pht Cnt:	7
Supp Chg:	2017/04/20	Supp Count:	5	Ext Lease Sold Price:			

Miscellaneous Information

Virtual Tour:		Sell/List:	
Addnl Photos:		List/Assess:	83.99
Feature Sht:		Sell/Assess:	
Sales Brchr:		Postal Distr:	Victoria

Sound Bite:
Addr on Net?: **Yes**
Share Int Photos?: **No**

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32 Trueworthy Rd VON 2Y0

Gulf Islands-GI Saturna Island



Listing Summary

MLS® No:	372677	List Price:	\$3,495,000
Status:	Current	Orig Price:	\$3,495,000
DoM:	206	Addnl Rent:	
List Dt:	2016/12/06	Sold Price:	
Parking:		Pend Dt:	
Title:	Frhld/Strata	Tot Units:	0
		M Assmt:	
Tran Type:	For Sale		
Sub-Class:	Unknown		
R/E Type:	Agriculture		
S/L Lse Type:	See Remarks		
Lse Trm Off:			
Lot SqFt:	3,354,120	Lot Acres:	77.00

Remarks

Court Ordered Sale of the Saturna Family Estate Winery. Located on Saturna Island in BC's beautiful Gulf Islands, this 77-acre property has been actively operated as a winery since the early 2000's and includes over 40 productive acres that are deer-fenced, irrigated and cultivated in European varietals. Situated on a southwest facing bench on the southern end of Saturna Island, this incredibly picturesque property includes a 10,000 sq.ft steel frame winery, workshop with a caretaker's suite, and a Bistro that incorporates a licensed tasting room, restaurant and retail sales.

Land Information

Incl Land?:	Yes	Lot SqFt:	3,354,120	Lot Acres:	77	Area Est?:	
Shape:	Irreg.	ALR?:	Yes	Park Spcs:		Lot Front:	
Waste:	Septic Tank			Water:	Well: Drilled		
Lot Features:	View: Water, Wfront: Ocean, Dock, Irrigatio	Services:					

Building Information

Incl Bldg?:	Yes	Floor SqFt:	9,960	Complex:	
Bldg Type:	Mixed Use	Potential SqFt:		Ceiling Hgt:	
Built (est):		Whse Doors:		Storeys/Bldg:	
Units in Bldg:		Units in Proj:		Mgd By:	Mgd Phone:
M Assmt:		M Assmt Yr:		Cooling:	
Heating:				Bldg Feat:	Floor: Concrete, Floor: Softwood
Ext Fin:				Const/Found:	
Location Feat:					

Business & Other Commercial Information

Incl Bus?:	No	Est Year:		Bus Name:	
Business Type:		Equip Val:		Inv Value:	Gross Inc:
Goodwill Val:				Net Inc:	Tot Op Exp:

Revenue & Other Information

Tot Units:	0	Studios:	1 Beds:	2 Beds:
Ls Term Offered:			3 Beds:	4+ Beds:
ExLs \$ SqFt:		ExLs Term:		
Services:			ExLs Exp Dt:	
Shrd Amenities:			Inclusions:	
			Exclusions:	

Legal Information

Jurisdiction:	Gulf Islands Rural (764)	Roll No:	7013330	PID No:	019-029-861
Title:	Frhld/Strata	Title Srchd?:	Assess:	AssessYr:	2016
Taxes:	\$8,558	Tax Year:	2016	Z. Class:	FI
Plan:	VIS3488	Lot:	32	Block:	
Land Dist:	16	Sect:	5	Tship:	
Freeform:	Portion SATURNA ISLAND, Except Plan VIP73279, BARELAND STRATA TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY				

Licensee Information

Agents	Phone	Office	Award Split:
L Mark Lester	(604) 730-3000	Real Estate Board Of Greater Vancouver	
C1 Alan Johnson	(604) 730-3000	Real Estate Board Of Greater Vancouver	
Seller:	Farm Credit Canada	S Rghts Res:	N
Seller Res:	Resident of Canada	Brok Fee:	1.5%
Appt Ph:	(604) 681-4111		
M2M Notes:	Colliers Macaulay Nicolls Inc 604-681-4111		
Financing:		Fin Notes:	
Possn:	TBA	Possn Notes:	

Prices and Dates

List Price:	\$3,495,000	Orig Price:	\$3,495,000	Sold Price:		DoM:	206
Listed Dt:	2016/12/06	Entered Dt:	2016/12/09	Chg Dt:	2016/12/09	DuC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2016/12/09	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2016/12/09	Pht Cnt:	14
Supp Chg:	2016/12/09	Supp Count:	2	Ext Lease Sold Price:			

Miscellaneous Information

Virtual Tour:		Sell/List:	
Addnl Photos:		List/Assess:	514.63
Feature Sht:		Sell/Assess:	
Sales Brchr:		Postal Distr:	Saturna Island
Sound Bite:			
Addr on Net?:	Yes		

Share Int Photos?: Yes

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and school enrollment is subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. Data © [Victoria Real Estate Board](#).

1360 Fisher Rd VOR 1L2

ML Cobble Hill



Listing Summary

MLS® No:	380039	List Price:	\$1,150,000
Status:	Current	Orig Price:	\$1,150,000
DoM:	4	Addnl Rent:	
List Dt:	2017/06/26	Sold Price:	
Parking:		Pend Dt:	
Title:	Freehold	Tot Units:	0
		M Assmt:	
Tran Type:	For Sale		
Sub-Class:	Indust		
R/E Type:	Industrial		
S/L Lse Type:	Sale Price		
Lse Trm Off:			
Lot SqFt:	263,974	Lot Acres:	6.06

Remarks

Opportunity to purchase a mid-sized acreage with a singly family home, two greenhous (one collapsed) and a processing shed. Located on the West side of the Trans-Canada Highway, south of the City of Duncan and within the Cowichan Valley Regional District this foreclosure sale includes 6.063 acres of Agricultural Industrial (I-6) Land with significant agriculture-focused improvements.

Land Information

Incl Land?:	Yes	Lot SqFt:	263,974	Lot Acres:	6.06	Area Est?:	
Shape:		ALR?:		Park Spcs:		Lot Front:	
Waste:				Water:			
Lot Features:				Services:			

Building Information

Incl Bldg?:	Yes	Floor SqFt:	1	Complex:		
Bldg Type:	See Remarks	Potential SqFt:		Ceiling Hgt:		
Built (est):		Whse Doors:		Storeys/Bldg:		
Units in Bldg:		Units in Proj:		Mgd By:		Mgd Phone:
M Assmt:		M Assmt Yr:				
Heating:				Cooling:		
Ext Fin:				Bldg Feat:		
Location Feat:				Const/Found:		

Business & Other Commercial Information

Incl Bus?:	No	Est Year:		Bus Name:		
Business Type:				Inv Value:		Gross Inc:
Goodwill Val:		Equip Val:		Net Inc:		Tot Op Exp:

Revenue & Other Information

Tot Units:	0	Studios:	1 Beds:	2 Beds:
Ls Term Offered:			3 Beds:	4+ Beds:
ExLs \$ SqFt:		ExLs Term:		
Services:			ExLs Exp Dt:	
Shrd Amenities:			Inclusions:	
			Exclusions:	

Legal Information

Jurisdiction:	Duncan Rural (765)	Roll No:	4053002	PID No:	000-106-453
Title:	Freehold	Title Srchd?:		AssessYr:	2017
Taxes:	\$9	Tax Year:	2016	MHR No:	
Plan:	VIP32383	Lot:	1	Dist Lot:	
Land Dist:	53	Sect:	13	Range:	6

Licensee Information

Agents	Phone	Office	Award Split:
L Griffin Lewis	(250) 382-3400	Newmark Knight Frank Devencore Victoria	
Seller:	See Supplements		
Seller Res:	Resident of Canada	S Rghts Res:	N
Appt Ph:	(250) 382-3400	Brok Fee:	3%100K&1%B
M2M Notes:	Please contact Listing realtor about two commission reduced exclusions		
Financing:	Fin Notes:		
Possn:	Possn Notes:	per Court Order	

Prices and Dates

List Price:	\$1,150,000	Orig Price:	\$1,150,000	Sold Price:		DoM:	4
Listed Dt:	2017/06/26	Entered Dt:	2017/06/27	Chg Dt:	2017/06/27	DuC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2017/06/27	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:		Pht Cnt:	0
Supp Chg:		Supp Count:	0	Ext Lease Sold Price:			

Miscellaneous Information

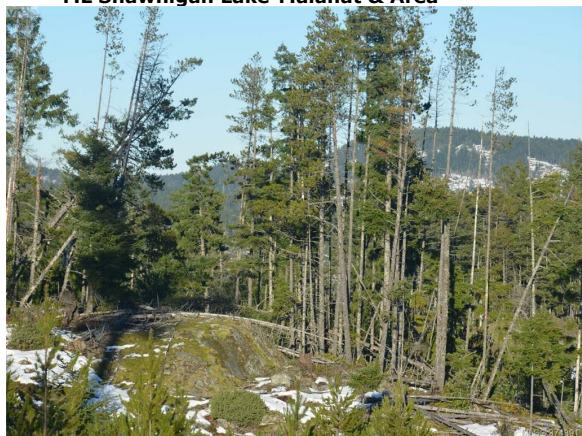
Virtual Tour:		Sell/List:	
Addnl Photos:		List/Assess:	3246.66
Feature Sht:		Sell/Assess:	
Sales Brchr:		Postal Distr:	
Sound Bite:			
Addr on Net?:	Yes		
Share Int Photos?:	No		

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Block 1242 Goldstream Heights Dr V

ML Shawnigan Lake-Malahat & Area

Listing Summary



MLS® No: 374391 **List Price:** \$449,000
Status: Current **Orig Price:** \$499,000
DOM: 130 **Sold Price:**
Listed: 2017/02/20 **Pending:**
Title: Freehold **M Assmt:**
Lot SqFt: 2,265,120 **Lot Acres:** 52.00

Remarks

This approximately 52+/- acre property is located just below Goldstream Heights Drive near the south end of Shawnigan Lake and does not have public road access although there is a legal easement through Lot 3 Goldstream Heights Drive which adjoins and is also listed for sale MLS 419861. The top portion of this block has had and continues to have fill dumped on it. There is also a BC Hydro easement which runs through the bottom of the block. This property is being sold by way of foreclosure and all information should be verified by the purchaser. Please visit website for more information.



Lot Information

Lot SqFt: 2,265,120 **Lot Acres:** 52.00
Shape: Rect. **Size Est?:** N
Zoning Class: F-1 **Zoning:** Other
Water: None **Driveway:**
 Comm Strata:

Lot Depth: **Front:**
ALR?:
Waste: None

Legal Information

Jurisdiction: Duncan Rural (765)
Title: Freehold **Title Srchd?:**
Taxes: \$3,977 **Tax Year:** 2016
Plan: **Lot:**
Land Dist: 29 **Sect:**
MHR No: **Head Lse:**
Freeform: Managed Forest 0007.

Roll No: 29007300 **PID No:** 009-377-123
Assess: \$571,000 **AssessYr:** 2017
Z. Class: F-1 **Z. Type:** Other
Block: 1242 **Dist Lot:**
Tship: **Range:**
 Lse Yrs:

Licensee Information

Agents **Phone** **Brokerage** **Award Split:**
L [Mike Eddy](#) (250) 748-5000 Sutton Group-West Coast Realty (dunc) 100
Seller: First West Credit Union **Seller Ph:**
Seller Res: Resident of Canada **S Rghts Res:** N **Brok Fee:** 3%100K&1.25%
Appt Ph: (250) 701-1215
M2M Notes: Schedule A required with all offers. Allow 3 business days for response. Foreclosure - sold as is, where is. Lot size from assessment.
Directions: Property borders Lt 3 Goldstream Heights(MLS 374389) also for sale & is accessed through that lot or from Hydro right of way below. No public rd access
Possn: TBA

Prices and Dates

List Price: \$449,000 **Orig Price:** \$499,000 **Sold Price:**
Listed Dt: 2017/02/20 **Entered Dt:** 2017/02/22 **Chg Dt:** 2017/06/06 **DOM:** 130
Pending Dt: **Proj Close:** **Sold Dt:** **DUC:**
Status Chg: 2017/05/23 **Sale Ent:** **Sale Collpsd:** **Exp Dt:**
Sell Count: 0 **Coll Count:** 0 **Photo Chg:** 2017/05/31 **WD Dt:**
Supp Chg: 2017/02/22 **Supp Count:** 0 **Pht Cnt:** 7

Miscellaneous Information

Virtual Tour:
Addl Photos:
Feature Sht:
Sales Brchr:
Sound Bite:
Addr on Net?: Yes
Share Int Photos? No
Sell/List:
List/Assess: 78.63
Sell/Assess:
Elementary:
Middle:
Senior:

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and school enrollment is subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. Data © [Victoria Real Estate Board](#).

Lot 3 Goldstream Heights Dr VOR 2W**ML Shawnigan Lake-Malahat & Area****Listing Summary**

MLS® No:	374389	List Price:	\$629,000
Status:	Current	Orig Price:	\$649,000
DOM:	130	Sold Price:	
Listed:	2017/02/20	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	1,076,368	Lot Acres:	24.71

Remarks

This 24.71 acre rural property is only 25 - 30 minutes from Victoria, is mostly cleared, features expansive views, a drilled well and the driveway is in. The property has had and continues to have extensive fill dumped on it. Goldstream Heights is a popular development consisting of large view acreages and a quiet, peaceful lifestyle. RR-2 zoning permits a number of uses including single family dwellings, agriculture, horticulture with accessory uses including dwelling units, B & B, home based business and daycare, etc. This property is being sold by way of Foreclosure and all information should be verified by the purchaser. Please call or visit website for more pictures and information.

Lot Information

Lot SqFt:	1,076,368	Lot Acres:	24.71	Lot Depth:	Front:
Shape:	Irreg.	Size Est?:	N	ALR?:	
Zoning Class:	RR-2	Zoning:	Residential	Waste:	None
Water:	Well: Drilled	Driveway:			
Lot Features:	View: Mtn, View: Valley, Cleared, Sloping, Treed				
Svc Avail:	Cablevision, Electricity, High Spd 'Net: Cable/DSL, Telephone				

Legal Information

Jurisdiction:	Duncan Rural (765)	Roll No:	12160075	PID No:	026-226-308
Title:	Freehold	Assess:	\$658,000	AssessYr:	2017
Taxes:	\$4,581	Title Srchd?:		Z. Type:	Residential
Plan:	VIP78459	Tax Year:	2016	Dist Lot:	
Land Dist:	29	Lot:	3	Range:	
MHR No:		Sect:		Lse Yrs:	
Freeform:	Block 201&361.				

Licensee Information

Agents	Phone	Brokerage	Award Split:
L Mike Eddy	(250) 748-5000	Sutton Group-West Coast Realty (dunc)	100
Seller:	First West Credit Union	Seller Ph:	
Seller Res:	Resident of Canada	S Rghts Res:	N
Appt Ph:	(250) 701-1215	Brok Fee:	3%100K&1.25%
M2M Notes:	Schedule A required with all offers. Allow 3 business days for response. Foreclosure - sold as is, where is. Lot size from assessment.		
Directions:	Shawnigan Lake Road, left on Stebbings Road, left on to Goldstream Heights Drive		
Possn:	TBA		

Prices and Dates

List Price:	\$629,000	Orig Price:	\$649,000	Sold Price:		DOM:	130
Listed Dt:	2017/02/20	Entered Dt:	2017/02/22	Chg Dt:	2017/06/06	DUC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2017/05/23	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2017/05/31	Pht Cnt:	12
Supp Chg:	2017/02/22	Supp Count:	0				

Miscellaneous Information

Virtual Tour:		Sell/List:	
Addl Photos:		List/Assess:	95.59
Feature Sht:		Sell/Assess:	
Sales Brchr:		Elementary:	
Sound Bite:		Middle:	
Addr on Net?:	Yes	Senior:	
Share Int Photos?	No		

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1051 Shawnigan Lake Rd V0R 2W3

ML Shawnigan Lake-Malahat & Area



Listing Summary

MLS® No: 373761 **List Price:** \$2,100,000
Status: Current **Orig Price:** \$2,100,000
DOM: 154 **Sold Price:**
Listed: 2017/01/27 **Pending:**
Title: Freehold **M Assmt:**
Lot SqFt: 372,874 **Lot Acres:** 8.56

Remarks

Third phase of Shawnigan Station on the Malahat, near Shawnigan lake. 61 Lots previously approved on 8.5 acre site, approval has expired and requires verification. Services on site, require some upgrades. Sale subject to Court Approval

Lot Information

Lot SqFt: 372,874 **Lot Acres:** 8.56 **Lot Depth:** **Front:**
Shape: Irreg. **Size Est?:** N **ALR?:**
Zoning Class: RR5 **Zoning:** Residential **Waste:** **Treatment Sys**
Water: Other **Driveway:**
Comm Strata:

Legal Information

Jurisdiction: Duncan Rural (765) **Roll No:** 11500000 **PID No:** 005-997-283
Title: Freehold **Title Srchd?:** **Assess:** \$445,000 **AssessYr:** 2017
Taxes: \$4,432 **Tax Year:** 2016 **Z. Class:** RR5 **Z. Type:** Residential
Plan: VIP4777 **Lot:** A **Block:** **Dist Lot:**
Land Dist: 29 **Sect:** 7 **Tship:** 1 **Range:**
MHR No: **Head Lse:** **Lse Yrs:**
Freeform: Except Plan VIS6696 PH1 & 2.

Licensee Information

Agents **Phone** **Brokerage** **Award Split:**
L **Tim Sommer*** (250) 410-3000 Cushman & Wakefield Ltd.
Seller: see supplements **Seller Ph:**
Seller Res: Resident of Canada **S Rights Res:** N **Brok Fee:** 3.5%100K&1.25
Appt Ph: (250) 410-3000
Financing: Clear Title **Fin Notes:** Treat as clear title
Possn: Immediate

Prices and Dates

List Price: \$2,100,000 **Orig Price:** \$2,100,000 **Sold Price:** **DOM:** 154
Listed Dt: 2017/01/27 **Entered Dt:** 2017/02/02 **Chg Dt:** 2017/02/07 **DUC:**
Pending Dt: **Proj Close:** **Sold Dt:** **Exp Dt:**
Status Chg: 2017/02/02 **Sale Ent:** **Sale Collpsd:** **WD Dt:**
Sell Count: 0 **Coll Count:** 0 **Photo Chg:** **Pht Cnt:** 0
Supp Chg: 2017/02/02 **Supp Count:** 4

Miscellaneous Information

Virtual Tour: **Sell/List:**
Addl Photos: **List/Assess:** 471.91
Feature Sht: **Sell/Assess:**
Sales Brchr: **Elementary:**
Sound Bite: **Middle:**
Addr on Net?: Yes **Senior:**
Share Int Photos? No

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1856 Deborah Dr V9L 5A7

203 Cowichan-Zone 3 - Duncan



Listing Summary

MLS® No: 377685 **List Price:** \$339,900
Status: Current **Orig Price:** \$359,900
DoM: 52 **Sold Price:**
Sub-Class: Single Family Detached
List Dt: 2017/05/09 **Pend Dt:**
Beds: 3 **Kitch:** 1
Baths: 3 **FP:**
Parking: **Built (est):** 1977
Fin SqFt: 2,200 **Unfin SqFt:**
Lot SqFt: 9,224 **Lot Acres:** 0.21
Title: Freehold **M Assmt:**

Finished Rooms

Main: 2	Level 1	Level 2	Level 3	Level 4
Fin SqFt:	1,000	1,200		
Living		12x12		
Dining		10x10		
Mast Bdrm		14x10		
Bedroom		9x10		
Bedroom		10x9		
Den	9x10			

Remarks

Court ordered sale ... Sold as is

Interior: Other Details

Beds: 3	Baths Tot: 3	Kitch: 1	SqFt Fin: 2,200
Bth 2 Pce:	Ens 2 Pce: 1	Main Lvl: Level 2	SqFt Unfin:
Bth 3 Pce: 1	Ens 3 Pce: 0	B&B:	Bsm Hght:
Bth 4 Pce: 1	Ens 4+ Pce: 0	FP:	Addnl Acc:
Bth 5+ Pce: 0		Nmbr FP:	Laundry: In-House (SFD Only)
Layout: Main Level Entry with Upper Level(s)		FP Ftrs:	
Bsm Dsc:			
Intr Ftrs:			
Appl Incl:			

Building Information

Built (est): 1977	Frnt Fc: W	Bldg Wrrnty:	CSA Cert?:
Lgl NC Use:	Rear Fc:	Bldg Style:	
Access:		Foundation: Concrete Poured	
Fuel: Electric		Heat: Baseboard	
Lsed Equip:		Roof: Asphalt Shingle	
Const Mat:		EnerGuide Dt:	
Ext Fin: Wood			
Ext Feat:			
EnerGuide Rtg:			

Lot Information

Lot SqFt: 9224	Lot Acres: 0.21	Area Est?:	Lot Width:
Shape: Rect.	ALR?:	Bld Schm?:	Lot Depth:
Park Type: Garage Single		Driveway:	
Cov Park:	Park Spcs:	Water: City/Munic.	
Waste: Sewer		Services:	
Lot Feat:			

Legal Information

Jurisdct: District of North Cowichan	PID No:	AssessYr: 2017
Title: Freehold	Assess: \$300,000	Z. Type: Residential
Taxes: \$3,114	Z. Class:	Dist Lot:
Plan:	Block:	Range:
Land Dist:	Tship:	Lse Yrs:
MHR No:	Head Lse:	
Freeform:		
Smoking Byl?		

Licensee Information

Licensee	Phone	Brokerage	Award Split
L Rob Brown	(778) 676-5200	Rob Brown & Associates Corp.	
Seller: CIBC		Seller Ph:	Ten Ph:
Seller Res: Resident of Canada		S Rghts Res:	Brok Fee: 2% on 1st
Appt Ph: (778) 676-5200		Buzzer:	180k/.75% on
M2M Notes: Court ordered sale allow at least 48 hrs for offers to be returned, Showings and viewings expected for Monday may 15 ; seller occupied home		Possession: TBA	KeyBx Lc: Front door
Direct:			
Financing:			
Fin Notes:			
Ag Info: Appts x Touchbase, Call LS 1st, Court Approval Required			

Prices and Dates

List Price:	\$339,900	Orig Price:	\$359,900	Sold Price:		DoM:	52
Listed Dt:	2017/05/09	Entered Dt:	2017/05/09	Chg Dt:	2017/06/07	DuC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2017/05/09	Sale Ent:		Sale Collpsd:		Cncl Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2017/05/09	Pht Cnt:	1
Supp Chg:		Supp Count:	1				
Miscellaneous Information							
Virtual Tour:				Asd/Fn SqFt:	\$136	SII/Lst:	
Addl Photos:				Org/Fn SqFt:	163.59	Lst/Assess:	113.3
Feature Sht:				Lst/Fn SqFt:	\$155	SII/Assess:	
Sales Brchr:				Sld/Fn SqFt:		Senior:	
Sound Bite:							
Addr on Net?:	Yes						
Sh Photos?	Yes						
Elementary:				Middle:			
OH Dates:							
OH Rems:							

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103 Lotus Pinnatus Way V9T 2K8

204 South Nanaimo-Zone 4 - Nanaimo



Listing Summary

MLS® No:	367503	List Price:	\$2,400,000
Status:	Current	Orig Price:	\$3,800,000
DOM:	359	Sold Price:	
Listed:	2016/07/06	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	4,026,251	Lot Acres:	92.43

Remarks

Foreclosure. Must be sold! It is rare to find a property of this size with such diverse potential. It is the largest medium density zoned subdivision property in Nanaimo and is in close proximity to Vancouver Island University, the Aquatic and Ice Rink Centres and is within the boundaries of the City of Nanaimo. This parcel of land could easily satisfy the demands for affordable multi-family dwellings. R-10 Zoning provides provides for detached, single residential dwelling subdivisions and clustered multiple family developments. This is a tremendous opportunity on one of the best development pieces on Vancouver Island.



Lot Information

Lot SqFt:	4,026,251	Lot Acres:	92.43
Shape:	Irreg.	Size Est?:	Y
Zoning Class:	R-10	Zoning:	Other
Water:	City/Munic.	Driveway:	
		Comm Strata:	
Lot Features:	View: Mtn, View: Valley, Sloping, Treed		
Svc Avail:	See Remarks		

Legal Information

Jurisdiction:	City of Nanaimo	Roll No:	16000500	PID No:	016-129-458
Title:	Freehold	Title Srchd?:		AssessYr:	2017
Taxes:	\$	Tax Year:	2017	Z. Class:	R-10
Plan:	VIP50607	Lot:	1	Block:	
Land Dist:	32	Sect:	1	Tship:	
MHR No:		Head Lse:		Range:	
Freeform:	Except Plan VIP61106, & EXC PL VIP64965 & EPP22207.			Lse Yrs:	

Licensee Information

Agents	Phone	Brokerage	Award Split:
L Mikko Ikonen	(250) 479-3333	Sutton Group West Coast Realty	50
CL1 Dean Bayles	(250) 479-3333	Sutton Group West Coast Realty	50
Seller:	See Supplements	Seller Ph:	
Seller Res:	Resident of Canada	S Rghts Res: Y	
Appt Ph:	(250) 889-2218	Brok Fee:	3.5%100K&1.25
M2M Notes:	"Schedule A" must be attached to all offers. Offers to be made Subject to approval of Supreme Court of BC. Contact City of Nanaimo for development information.		
Directions:	Civic address is 103 Lotus Pinnatus Way, off Harewood Mines Rd.		
Financing:	See Remarks	Fin Notes:	Foreclosure Sale, Must be Sold. "Schedule A" to be attach
Possn:	Upon Completion		

Prices and Dates

List Price:	\$2,400,000	Orig Price:	\$3,800,000	Sold Price:		DOM:	359
Listed Dt:	2016/07/06	Entered Dt:	2016/07/08	Chg Dt:	2017/06/26	DUC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2016/07/08	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2016/07/08	Pht Cnt:	4
Supp Chg:	2016/12/06	Supp Count:	1				

Miscellaneous Information

Virtual Tour:		Sell/List:	
Addl Photos:		List/Assess:	73.44
Feature Sht:		Sell/Assess:	
Sales Brchr:		Elementary:	
Sound Bite:		Middle:	
Addr on Net?:	Yes	Senior:	
Share Int Photos?	No		

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