

Land Full

Lot 1 Fairfield PI V8S 4J5

Vi Fairfield East-Victoria



Listing Summary

MLS® No:	357797	List Price:	\$995,000
Status:	Current	Orig Price:	\$1,195,000
DOM:	118	Sold Price:	
Listed:	2015/11/05	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	11,326	Lot Acres:	0.3

Remarks

Rarely does a lot 0.26 of an acre in this highly sought after location become available. Nestled on a quiet tree-lined street with high elevation near the Victoria/Oak Bay boundary . Truly an exciting opportunity for a buyer to build your own Residence to take advantage of the incredible views of the Fairfield valley, the views of the Juan De Fuca, and to the northeast. The property provides tranquility and privacy and stunning water views. Well located close to many excellent schools, the Oak Bay Waterfront, Victoria Golf Course and the Gonzales Observatory and Park and only minutes to the downtown core of Victoria. Come discover the endless possibilities this property offers.



Lot Information

Lot SqFt:	11,326	Lot Acres:	0.26	Lot Depth:	Front:
Shape:	Irreg.	Size Est?:	Y	ALR?:	
Zoning Class:		Zoning:	Residential	Waste:	None
Water:	None	Driveway:			
		Comm Strata:			

Lot Features: View: City, View: Mtn, View: Valley, View: Water

Legal Information

Jurisdiction:	City of Victoria	Roll No:	005340079	PID No:	
Title:	Freehold	Assess:	\$682,100	AssessYr:	2015
Taxes:	\$4,915	Title Srchd?:		Z. Type:	Residential
Plan:		Tax Year:	2015	Dist Lot:	
Land Dist:		Lot:		Range:	
MHR No:		Sect:		Lse Yrs:	
		Head Lse:			

Licensee Information

Agents	Phone	Brokerage	Award Split:
L	Marc Owen-Flood*	(250) 385-2033	Newport Realty
Seller:	See Supplements	Seller Ph:	
Seller Res:	Resident of Canada	S Rghts Res: Y	Brok Fee: 3%1ST100K+1.5
Buyer		B. City:	B. Country:
Appt Ph:	(250) 385-2033		
M2M Notes:	Clause 5Aiii, partial 5B & 10B deleted. Lot Size is From J.E. Anderson & Associates buyer to verify if important.		
Possn:	Upon Completion		

Prices and Dates

List Price:	\$995,000	Orig Price:	\$1,195,000	Sold Price:		DOM:	118
Listed Dt:	2015/11/05	Entered Dt:	2015/11/05	Chg Dt:	2016/02/22	DUC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2016/01/07	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2015/12/02	Pht Cnt:	13
Supp Chg:	2016/01/07	Supp Count:	3				

Miscellaneous Information

Virtual Tour:		Sell/List:	
Addl Photos:		List/Assess:	145.87
Feature Sht:		Sell/Assess:	
Sales Brchr:		Elementary:	
Sound Bite:		Middle:	
Addr on Net?:	Yes	Senior:	
Share Int Photos?	No		


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1770 Albert Ave V8R 1Z1
Vi Jubilee-Victoria



Listing Summary			
MLS® No:	360792	List Price:	\$329,900
Status:	Current	Orig Price:	\$329,900
DOM:	12	Sold Price:	
Listed:	2016/02/19	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	2,992	Lot Acres:	0.1
Remarks			

OPPORTUNITY! OPPORTUNITY! If you are looking for a lot to build your dream home, then you are in luck. Centrally located in the Jubilee area on a dead end street, sits this 34 x 88 lot! The current home has seen its life and is ready to be torn down. Rarely do opportunities come along like this! Don't delay! Zoned R1-B.

				<u>Lot Information</u>			
Lot SqFt:	2,992	Lot Acres:	0.07	Lot Depth:	88	Front:	34
Shape:	Rect.	Size Est?:	Y	ALR?:			
Zoning Class:		Zoning:	Residential	Waste:	Sewer		
Water:	City/Munic.	Driveway:					
		Comm Strata:					
Lot Features:	Level						
<u>Legal Information</u>							
Jurisdiction:	City of Victoria			Roll No:	7406052	PID No:	006-318-975
Title:	Freehold	Title Srchd?:		Assess:	\$340,200	AssessYr:	2016
Taxes:	\$2,359	Tax Year:	2015	Z. Class:		Z. Type:	Residential
Plan:	VIP2695	Lot:	8	Block:		Dist Lot:	
Land Dist:	57	Sect:	76	Tship:		Range:	
MHR No:		Head Lse:				Lse Yrs:	
<u>Licensee Information</u>							
Agents	Phone	Brokerage	Award Split:				
L	Geoffrey McLean*	(250) 744-3301	RE/MAX Camosun				
Seller:	See Supplements		Seller Ph:				
Seller Res:	Resident of Canada		S Rghts Res: Y	Brok Fee:	3%100K&1.5%B		
Buyer			B. City:	B. Country:	Canada		
Appt Ph:	(250) 744-3301						
M2M Notes:	NO ACCESS INTERIOR ACCESS PERMITTED TO HOME. BEING SOLD AS IS WHERE IS! Home is not habitable!						
Financing:	Purchaser To Finance	Fin Notes:					
Possn:	Immediate						
<u>Prices and Dates</u>							
List Price:	\$329,900	Orig Price:	\$329,900	Sold Price:		DOM:	12
Listed Dt:	2016/02/19	Entered Dt:	2016/02/19	Chg Dt:	2016/02/19	DUC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2016/02/19	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:		Pht Cnt:	0
Supp Chg:	2016/02/19	Supp Count:	5				
<u>Miscellaneous Information</u>							
Virtual Tour:				Sell/List:			
Addl Photos:				List/Assess:	96.97		
Feature Sht:				Sell/Assess:			
Sales Brchr:				Elementary:	61 Oaklands		
Sound Bite:				Middle:	61 Lansdowne		
Addr on Net?:	Yes			Senior:	61 Vic High		
Share Int Photos?	Yes						

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Lot 3 Oswego St V8V 2B8

Vi James Bay-Victoria



VREB MLS®

Listing Summary

MLS® No:	360129	List Price:	\$404,900
Status:	Current	Orig Price:	\$404,900
DOM:	28	Sold Price:	
Listed:	2016/02/03	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	1,800	Lot Acres:	0.0

Remarks

FREEHOLD LOT IN JAMES BAY! Just steps to the ocean, Dallas Road, the inner harbour, the breakwater at Ogden Point, the famous Fisherman's Wharf and float home village, Beacon Hill Park and James Bay Square Shopping Centre. ONCE IN A LIFETIME OPPORTUNITY!



Lot Information

Lot SqFt:	1,800	Lot Acres:	0.04	Lot Depth:	60	Front:	30
Shape:	Rect.	Size Est?:	Y	ALR?:			
Zoning Class:		Zoning:	Residential	Waste:	Sewer		
Water:	City/Munic.	Driveway:					
		Comm Strata:					

Legal Information

Jurisdiction:	City of Victoria	Title Srchd?:		Roll No:	0	PID No:	009-402-730
Title:	Freehold	Tax Year:	2015	Assess:	\$	AssessYr:	2015
Taxes:	\$	Lot:	3	Z. Class:		Z. Type:	Residential
Plan:		Sect:		Block:		Dist Lot:	1904
Land Dist:		Head Lse:		Tship:		Range:	
MHR No:						Lse Yrs:	
Freeform:	LOT 3 OF LOT 1904, VICTORIA CITY						

Licensee Information

Agents	Phone	Brokerage	Award Split:
L Phil Hahn	(778) 432-4250	Keller Williams Elite Realty (Vic)	
Seller:	Please see supplements	Seller Ph:	
Seller Res:	Resident of Canada	S Rights Res: Y	Brok Fee: 3%100K&1.5%B
Buyer		B. City:	B. Country: Canada
Appt Ph:	(250) 294-6683		
M2M Notes:	Please call LS. Buyer agent must be present at 1st physical intro of the property to the buyer to receive full compensation, otherwise buyer agent will receive \$1,000.		

Possn: TBA

Prices and Dates

List Price:	\$404,900	Orig Price:	\$404,900	Sold Price:		DOM:	28
Listed Dt:	2016/02/03	Entered Dt:	2016/02/04	Chg Dt:	2016/02/04	DUC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2016/02/04	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2016/02/04	Pht Cnt:	1
Supp Chg:	2016/02/04	Supp Count:	2				

Miscellaneous Information

Virtual Tour:
Addl Photos:
Feature Sht:
Sales Brchr:
Sound Bite:
Addr on Net?: Yes
Share Int Photos? No

Sell/List:
List/Assess:
Sell/Assess:
Elementary:
Middle:
Senior:

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865 Kindersley Rd V8M 4M9

Es Gorge Vale-Esquamalt



Listing Summary

MLS® No:	359951	List Price:	\$310,000
Status:	Current	Orig Price:	\$335,000
DOM:	33	Sold Price:	
Listed:	2016/01/29	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	4,648	Lot Acres:	0.1

Remarks

This is a proposed new lot of 4648 sq ft with frontage to Cole Street .The lot is being offered with covenanted design drawings by renown local company , Zebra Designs of an incredible contemporary home with your choice of two or three levels with WATER VIEWS from the top floor .The total area including basement is 2654 sqft (1828 sqft without basement)and features in line kitchen, large open living areas and quality finishes through out. Engage your own builder of choice to create this beautiful family home. Project ready to go for a builder/ developer.

Lot Information

Lot SqFt:	4,648	Lot Acres:	0.11	Lot Depth:		Front:	
Shape:	Rect.	Size Est?:	Y	ALR?:			
Zoning Class:		Zoning:	Residential	Waste:	Sewer		
Water:	City/Munic.	Driveway:					
		Comm Strata:					

Legal Information

Jurisdiction:	Township of Esquamalt	Roll No:	2895000	PID No:	
Title:	Freehold	Assess:	\$	AssessYr:	2016
Taxes:	\$	Z. Class:		Z. Type:	Residential
Plan:		Block:		Dist Lot:	
Land Dist:		Tship:		Range:	
MHR No:		Head Lse:		Lse Yrs:	

Licensee Information

Agents	Phone	Brokerage	Award Split:
L Ray Murray	(250) 384-8124	Pemberton Holmes - Cloverdale	
CL1 Darrell Stubbs	(250) 384-8124	Pemberton Holmes - Cloverdale	
Seller:	see Supplements	Seller Ph:	
Seller Res:	Resident of Canada	S Rghts Res:	N
Buyer		B. City:	
Appt Ph:	(250) 384-8124	Brok Fee:	3% & 1.5%
M2M Notes:	The lot will be serviced and planning approval for house plans	B. Country:	Canada
Possn:	TBA		

Prices and Dates

List Price:	\$310,000	Orig Price:	\$335,000	Sold Price:		DOM:	33
Listed Dt:	2016/01/29	Entered Dt:	2016/02/01	Chg Dt:	2016/03/01	DUC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2016/02/01	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2016/02/18	Pht Cnt:	8
Supp Chg:	2016/02/02	Supp Count:	3				

Miscellaneous Information

Virtual Tour:
Addl Photos:
Feature Sht:
Sales Brchr:

Sell/List:
List/Assess:
Sell/Assess:
Elementary:

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

Elementary:
Middle:
Senior:

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1385 Treebank Rd W V9A 6Y7

Es Kinsmen Park-Esquamalt



Listing Summary

MLS® No:	361035	List Price:	\$790,000
Status:	Current	Orig Price:	\$790,000
DOM:	5	Sold Price:	
Listed:	2016/02/26	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	20,600	Lot Acres:	0.5

Remarks

Three strata lot Subdivision. Builders this could be your next project, all ready to go.



Lot Information

Lot SqFt:	20,600	Lot Acres:	0.47	Lot Depth:	Front:
Shape:	Rect.	Size Est?:	Y	ALR?:	
Zoning Class:		Zoning:	Residential	Waste:	Sewer
Water:	City/Munic.	Driveway:	Concrete		
		Comm Strata:			

Legal Information

Jurisdiction:	Township of Esquamalt	Roll No:	2643003	PID No:	005-422-728
Title:	Freehold	Assess:	\$717,000	AssessYr:	2016
Taxes:	\$5,205	Z. Class:		Z. Type:	Residential
Plan:	VIP9905	Block:		Dist Lot:	
Land Dist:	21	Tship:		Range:	
MHR No:				Lse Yrs:	

Licensee Information

Agents	Phone	Brokerage	Award Split:
L John Smith	(250) 477-7291	DFH Real Estate Ltd.	
Seller:	David Gordon Berry	Seller Ph:	
Seller Res:	Resident of Canada	S Rghts Res: Y	Brok Fee: 3% First100k and 1.5 Bal.
Buyer		B. City:	B. Country: Canada
Appt Ph:	(250) 477-7291		
Directions:	Craigflower - Aral - Treebank		
Financing:	Purchaser To Finance	Fin Notes:	
Possn:	Upon Completion		

Prices and Dates

List Price:	\$790,000	Orig Price:	\$790,000	Sold Price:		DOM:	5
Listed Dt:	2016/02/26	Entered Dt:	2016/02/26	Chg Dt:	2016/03/01	DUC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2016/02/26	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2016/03/01	Pht Cnt:	7
Supp Chg:	2016/02/26	Supp Count:	5				

Miscellaneous Information

Virtual Tour:		Sell/List:	
Addl Photos:		List/Assess:	110.18
Feature Sht:		Sell/Assess:	
Sales Brchr:		Elementary:	
Sound Bite:		Middle:	
Addr on Net?:	Yes	Senior:	
Share Int Photos?	No		

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1342 Trans Canada Hwy V8Z 5E2

VR Hospital-View Royal



Listing Summary

MLS® No:	355025	List Price:	\$1,100,000
Status:	Current	Orig Price:	\$1,100,000
DOM:	205	Sold Price:	



DOM: 205
 Listed: 2015/08/10
 Title: Freehold
 Lot SqFt: 71,874
 Pending: M Assmt:
 Lot Acres: 1.7

Remarks

This is an opportunity to acquire a development property with current zoning permitting a 7-lot subdivision. The property's border with the Galloping Goose Trail, it's proximity to the new Eagle Creek Shopping Centre and the proposed McKenzie Interchange make the location ideal. No additional public input is required to register a subdivision plan, although a developer may wish to apply to rezone to strata. The opportunity includes two properties (1342 and 1352 Trans Canada Highway) which total over 1.6 acres that are accessed from St. Giles Street. Lots could range in size between 7,000 and 9,800 sq. ft. and many offer views of Portage Inlet. Several options and layouts exist, contact the listing agents for additional information.



Lot Information

Lot SqFt: 71,874
 Shape: Irreg.
 Zoning Class: City/Munic.
 Water: View: Water, Cul-de-sac, Rocky
 Lot Acres: 1.65
 Size Est?: Y
 Zoning: Residential
 Driveway: Comm Strata:
 Lot Depth: Front:
 ALR?:
 Waste: Sewer

Legal Information

Jurisdiction: Town of View Royal (SD61)
 Title: Freehold
 Taxes: \$2,222
 Plan: VIP5734
 Land Dist: 21
 MHR No:
 Freeform: See also PID 007-633-785
 Title Srchd?:
 Tax Year: 2015
 Lot: 1
 Sect: 9&16
 Head Lse:
 Roll No: 7671000
 Assess: \$377,000
 Z. Class:
 Block:
 Tship:
 PID No: 005-748-097
 AssessYr: 2015
 Z. Type: Residential
 Dist Lot:
 Range:
 Lse Yrs:

Licensee Information

Agents
 L Kelly Lawson
 CL1 Robert Milloy
Phone
 (250) 388-5882
 (250) 388-5882
Brokerage
 Macdonald Realty Victoria
 Macdonald Realty Victoria
Award Split:
 Seller: PIPA
 Seller Res: Resident of Canada
 Buyer: (250) 858-1163
 Appt Ph: Helmcken to Camden to St. Giles. CLS for better directions
 Directions: Immediate
 Possn: Immediate
 Seller Ph:
 S Rghts Res: N
 B. City:
 Brok Fee: 2.5%
 B. Country: Canada

Prices and Dates

List Price: \$1,100,000
 Listed Dt: 2015/08/10
 Pending Dt:
 Status Chg: 2015/08/11
 Sell Count: 0
 Supp Chg: 2015/08/11
 Orig Price: \$1,100,000
 Entered Dt: 2015/08/11
 Proj Close:
 Sale Ent:
 Coll Count: 0
 Supp Count: 2
 Sold Price:
 Chg Dt: 2015/08/21
 Sold Dt:
 Sale Collpsd: 2015/08/21
 Photo Chg:
 DOM: 205
 DUC:
 Exp Dt:
 WD Dt:
 Pht Cnt: 4

Miscellaneous Information

Virtual Tour:
 Addl Photos:
 Feature Sht:
 Sales Brchr:
 Sound Bite:
 Addr on Net?: Yes
 Share Int Photos? No
 Sell/List:
 List/Assess: 291.78
 Sell/Assess:
 Elementary:
 Middle:
 Senior:

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2670 Herbate Rd V9B 6J7
VR Prior Lake-View Royal



Listing Summary			
MLS® No:	350948	List Price:	\$449,000
Status:	Current	Orig Price:	\$595,000
DOM:	296	Sold Price:	
Listed:	2015/05/11	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	47,045	Lot Acres:	1.1

Remarks

Opportunity to build a private lakefront home on this beautiful McKenzie Lake acreage just outside of Victoria. This picturesque location offers a gorgeous West Coast setting to build your secluded home or cottage. Swimming, canoeing or fishing year round with an abundance of trout in the lake. The area neighbours Prior Lake and Thetis Lake Park with an abundance of biking, walking and running trails. An ideal location for outdoor enthusiasts; or someone looking for quiet solitude, while still having the convenience of shopping, schools and even golf nearby; step out of the city and into nature without having to drive more than 25 minutes! The best of both worlds achieved, with the ability to craft and design your custom lakefront dream.

Lot Information			
Lot SqFt:	47,045	Lot Acres:	1.08
Shane:	Irrea.	Size Est?:	Y
		Lot Depth:	
		Front:	

Zoning Class: - **Zoning:** Residential **Waste:** None
Water: Well: Drilled **Driveway:**
Comm Strata:
Lot Features: View: Water, Wfront: Lake, Treed

Legal Information

Jurisdiction:	Town of View Royal (SD62)	Roll No:	15008006	PID No:	025-069-039
Title:	Freehold	Title Srchd?:	Assess:	AssessYr:	2015
Taxes:	\$3,212	Tax Year:	2014	Z. Type:	Residential
Plan:	VIP72045	Lot:	A	Dist Lot:	
Land Dist:	24	Sect:	3	Range:	
MHR No:		Head Lse:		Lse Yrs:	
Freeform:	Highland District				

Licensee Information

Agents	Phone	Brokerage	Award Split:
L Scott Piercy*	(778) 433-8885	Engel & Völkers Vancouver Island	50
CL1 Jim LeBlanc*	(778) 433-8885	Engel & Völkers Vancouver Island	50
Seller:	See Supplements	Seller Ph:	
Seller Res:	Resident of Canada	S Rghts Res: Y	Brok Fee: 3% 1st \$100K & 1.5% Bal
Buyer		B. City:	B. Country:
Appt Ph:	(250) 686-7789		
Possn:	TBA		

Prices and Dates

List Price:	\$449,000	Orig Price:	\$595,000	Sold Price:		DOM:	296
Listed Dt:	2015/05/11	Entered Dt:	2015/05/11	Chg Dt:	2016/01/26	DUC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2015/11/02	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2015/05/11	Pht Cnt:	13
Supp Chg:	2015/11/02	Supp Count:	3				

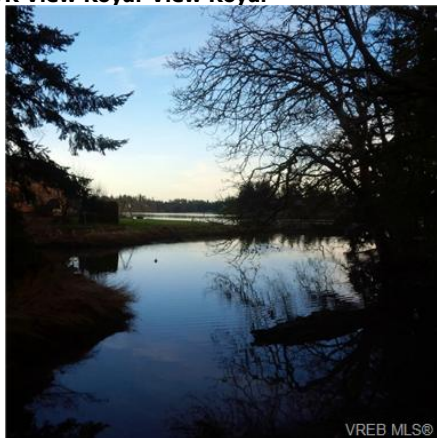
Miscellaneous Information

Virtual Tour:	http://www.luxurybchomes.com/properties/2670-herbata-Sell/List	
Addl Photos:	http://www.luxurybchomes.com/properties/2670-herbata-List/Assess	87.82
Feature Sht:	http://www.luxurybchomes.com/properties/2670-herbata-Sell/Assess	
Sales Brchr:	http://www.luxurybchomes.com/properties/2670-herbata-Elementary	61 Eagle View
Sound Bite:		Middle: 61 Shoreline
Addr on Net?:	Yes	Senior: 61 Spectrum Comm.
Share Int Photos?	Yes	

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27 Stillwater Rd V9B 1M2

VR View Royal-View Royal



Listing Summary

MLS® No:	360226	List Price:	\$450,000
Status:	Current	Orig Price:	\$450,000
DOM:	24	Sold Price:	
Listed:	2016/02/07	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	6,479	Lot Acres:	0.2

Remarks

Rarely do waterfront lots come available. This low bank tidal waterfront lot is clear level and serviced. Final subdivision should be complete mid March.



Lot Information

Lot SqFt:	6,479	Lot Acres:	0.15	Lot Depth:	Front:
Shape:	Irreg.	Size Est?:	Y	ALR?:	
Zoning Class:		Zoning:	Residential	Waste:	Sewer
Water:	City/Munic.	Driveway:			
		Comm Strata:			

Legal Information

Jurisdiction:	Town of View Royal (SD61)	Roll No:	000000	PID No:	
Title:	Freehold	Assess:	\$	AssessYr:	2016
Taxes:	\$	Z. Class:		Z. Type:	Residential
Plan:		Block:		Dist Lot:	
Land Dist:		Tship:		Range:	
MHR No:				Lse Yrs:	

Licensee Information

Agents	Phone	Brokerage	Award Split:
L Joshua Prowse*	(250) 384-8124	Pemberton Holmes - Cloverdale	
Seller:	See Supplements	Seller Ph:	
Seller Res:	Resident of Canada	S Rghts Res: Y	Brok Fee: 3%100k&1.5%B
Buyer		B. City:	B. Country: Canada
Appt Ph:	(250) 384-8124		
M2M Notes:	Accepted offer in place.		
Possn:	TBA		

Prices and Dates

List Price:	\$450,000	Orig Price:	\$450,000	Sold Price:	DOM: 24
Listed Dt:	2016/02/07	Entered Dt:	2016/02/07	Chg Dt:	2016/02/22
Pending Dt:		Proj Close:		Sold Dt:	DUC:
Status Chg:	2016/02/07	Sale Est:		Sale Coll:	Exp Dt:

Status Chg:	2016/02/07	Sale Ent:		Sale Compd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2016/02/07	Pht Cnt:	1
Supp Chg:	2016/02/07	Supp Count:	2				

Miscellaneous Information

Virtual Tour:
 Addl Photos:
 Feature Sht:
 Sales Brchr:
 Sound Bite:
 Addr on Net?: Yes
 Share Int Photos? No

Sell/List:
 List/Assess:
 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](#).

265 View Royal Ave V9B 1A6

VR View Royal-View Royal



Listing Summary

MLS® No:	354270	List Price:	\$925,000
Status:	Current	Orig Price:	\$975,000
DOM:	225	Sold Price:	
Listed:	2015/07/21	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	21,714	Lot Acres:	0.5

Remarks

SPECTACULAR OCEANFRONT BUILDING LOT. Most impressive southwest exposure property with easy access to a very useable sand pebble beach. Great for kayaks, canoes and small boats. Set in an attractive location with gated and fenced property of .50 acre with great marine views situated on a quiet rural road in area known as View Royal. Close to all the amenities of Victoria and Westshore. Plans available to prospective buyers. All approvals are in place to commence construction immediately. Call for a special preview.



Lot Information

Lot SqFt:	21,714	Lot Acres:	0.5	Lot Depth:	282	Front:	77
Shape:	Rect.	Size Est?:	Y	ALR?:			
Zoning Class:		Zoning:	Residential	Waste:	Sewer		
Water:	City/Munic.	Driveway:					
		Comm Strata:					

Legal Information

Jurisdiction:	Town of View Royal (SD61)	Roll No:	4458000	PID No:	007-104-189
Title:	Freehold	Assess:	\$835,000	AssessYr:	2016
Taxes:	\$5,307	Z. Class:		Z. Type:	Residential
Plan:	VIP1688	Block:	13	Dist Lot:	
Land Dist:	21	Tship:		Range:	
MHR No:		Head Lse:		Lse Yrs:	

Licensee Information

Agents	Phone	Brokerage	Award Split:
L Jack Barker	(250) 655-0608	RE/MAX Cam. Peninsula Prop	
Seller:	See supplements	Seller Ph:	
Seller Res:	Resident of Canada	S Rgts Res: Y	Brok Fee: 3% first 100k & 1.5% bal
Buyer		B. City:	B. Country:
Appt Ph:	(250) 655-0608		
M2M Notes:	Call L/S 250-418-1569 for viewings. No showings without an appointment. Please take care entering property as it is a construction zone.		
Possn:	TBA		

Prices and Dates

List Price:	\$925,000	Orig Price:	\$975,000	Sold Price:		DOM:	225
Listed Dt:	2015/07/21	Entered Dt:	2015/07/21	Chg Dt:	2016/03/01	DUC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2016/02/09	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2015/07/21	Pht Cnt:	15
Supp Chg:	2016/03/01	Supp Count:	4				

Miscellaneous Information

Virtual Tour:	http://victoriarealtour.com/jack_barker/354270/	Sell/List:	
Addl Photos:		List/Assess:	110.78
Feature Sht:		Sell/Assess:	
Sales Brchr:		Elementary:	
Sound Bite:		Middle:	
Addr on Net?: Yes		Senior:	
Share Int Photos? No			

Share Int Photos? No

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14 Jedburgh Rd V9B 1K8

VR View Royal-View Royal



Listing Summary

MLS® No:	343316	List Price:	\$1,590,000
Status:	Current	Orig Price:	\$1,690,000
DOM:	509	Sold Price:	
Listed:	2014/10/10	Pending:	
Title:	Freehold	M Assmt:	\$
Lot SqFt:	69,696	Lot Acres:	1.6

Remarks

Attention Developers! 1.6 Acre Residential Development Site located in a residential area of View Royal. Zoned R 1 - A, Detached Residential permitting single family subdivision. Official Community Plan identifies the area as Mixed Residential use which could include small lot subdivision, townhomes and low rise apartments. Preliminary plans were prepared by a Surveyor for a conceptual 9 strata lot residential subdivision on site (under the existing zone) with average size of the individual lots of approx. 7,037 sq. ft. (654 m2). Information Package available.

Lot Information

Lot SqFt:	69,696	Lot Acres:	1.6	Lot Depth:	Front:
Shape:	Irreg.	Size Est?:	Y	ALR?:	No
Zoning Class:	R 1 - A	Zoning:	Residential	Waste:	Sewer
Water:	City/Munic.	Driveway:			
		Comm Strata:			
Lot Features:	Treed				
Svc Avail:	Electricity, Garbage, Sewer, Telephone, Water				

Legal Information

Jurisdiction:	Town of View Royal (SD61)	Roll No:	004649015	PID No:	006-055-613
Title:	Freehold	Title Srchd?:		AssessYr:	2014
Taxes:	\$6,399	Tax Year:	2013	Z. Type:	Residential
Plan:	VIP 4178	Lot:	18	Block:	1
Land Dist:	21	Sect:	8	Tship:	
MHR No:		Head Lse:		Range:	
Freeform:	except Plan 21315. Please refer to the full list of assembled properties; 7 parcels in total.				

Licensee Information

Agents	Phone	Brokerage	Award Split:
L Ed G. Sing	(250) 744-3301	RE/MAX Camosun	100
Seller:	See Supplements	Seller Ph:	
Seller Res:	Resident of Canada	S Rghts Res:	N
Buyer		B. City:	
Appt Ph:	(250) 744-3301	B. Country:	Canada
M2M Notes:	Please call L.S. before walking the site. Please do not disturb the tenant at 14 Jedburgh Road, nor neighbors at 20 and 24 Jedburgh Road. Please use caution when walking site.		
Directions:	Jedburgh is located off Hemcken Rd near the Island View Highway.		
Financing:	Purchaser To Finance	Fin Notes:	
Possn:	Subject to Tenancy		

Prices and Dates

List Price:	\$1,590,000	Orig Price:	\$1,690,000	Sold Price:	
Listed Dt:	2014/10/10	Entered Dt:	2014/10/10	Chg Dt:	2015/09/30
Pending Dt:		Proj Close:		Sold Dt:	
Status Chg:	2014/10/10	Sale Ent:		Sale Collpsd:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2014/10/10
Supp Chg:	2014/10/15	Supp Count:	8	DOM:	509
				DUC:	
				Exp Dt:	
				WD Dt:	
				Pht Cnt:	4

Miscellaneous Information

Virtual Tour:		Sell/List:	
Addl Photos:		List/Assess:	138.14
Feature Sht:		Sell/Assess:	
Sales Brchr:		Elementary:	61 View Royal
Sound Bite:		Middle:	61 Shoreline
Addr on Net?:	Yes	Senior:	61 Spectrum Comm.
Share Int Photos?	No		

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836 Haliburton Rd V8Y 1J2

SE Cordova Bay-Saanich East



Listing Summary

MLS® No:	358493	List Price:	\$319,900
Status:	Current	Orig Price:	\$360,000
DOM:	91	Sold Price:	
Listed:	2015/12/02	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	10,890	Lot Acres:	0.3

Remarks

Large .25 acre lot located in Cordova Bay, walking distance to the beach, Claremont High School and offering easy access to the Lochside trail for the cycle commuters. The neighborhood is known for adequately spaced contemporary styled homes, long sandy beaches, great schools and a rural feel. This property slopes up from the front to the back and is cleared awaiting your landscape ideas. Sold as is where is subject to court approval.



Lot Information

Lot SqFt:	10,890	Lot Acres:	0.25	Lot Depth:	127	Front:	83
Shape:	Rect.	Size Est?:	Y	ALR?:			
Zoning Class:	RS-12	Zoning:	Residential	Waste:	Sewer		
Water:	City/Munic.	Driveway:	See Remarks				
		Comm Strata:					
Lot Features:	Private, Serviced						
Svc Avail:	Cablevision, Electricity, Garbage, Sewer, Utilities Underground, Water						

Legal Information

Jurisdiction:	District of Saanich (SD63)	Roll No:	430659040	PID No:	028-651-146
Title:	Freehold	Assess:	\$360,000	AssessYr:	2015
Taxes:	\$2,353	Z. Class:	RS-12	Z. Type:	Residential
Plan:	VIP89059	Block:		Dist Lot:	
Land Dist:	62	Sect:	29	Range:	
MHR No:		Head Lse:		Lse Yrs:	

Licensee Information

Agents	Phone	Brokerage	Award Split:
L Kevin Koetke	(250) 478-9600	RE/MAX Camosun Westshore	
Seller:	First Circle Mortgage corporation	Seller Ph:	
Seller Res:	Resident of Canada	S Rghts Res: N	Brok Fee: 3.5% and 1.25%
Buyer		B. City:	B. Country: Canada
Appt Ph:	(250) 478-9600		
M2M Notes:	List price does not include GST		
Directions:	North on Pat Bay Hwy past Royal Oak, right on Haliburton, continue on Haliburton until road bends to the left.		
Possn:	TBA		

Prices and Dates

List Price:	\$319,900	Orig Price:	\$360,000	Sold Price:		DOM:	91
Listed Dt:	2015/12/02	Entered Dt:	2015/12/02	Chg Dt:	2016/02/25	DUC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2015/12/02	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2015/12/02	Pht Cnt:	1
Supp Chg:	2015/12/07	Supp Count:	4				

Miscellaneous Information

Virtual Tour:		Sell/List:	
Addl Photos:		List/Assess:	88.86
Feature Sht:		Sell/Assess:	
Sales Brchr:		Elementary:	63 Cordova Bay
Sound Bite:		Middle:	63 Royal Oak
Addr on Net?: Yes		Senior:	63 Claremont
Share Int Photos? No			

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4959 Thunderbird PI V8Y 2A2

SE Cordova Bay-Saanich East



VREB MLS®

Listing Summary

MLS® No:	343683	List Price:	\$349,900
Status:	Current	Orig Price:	\$349,900
DOM:	496	Sold Price:	
Listed:	2014/10/23	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	10,010	Lot Acres:	0.2

Remarks

Amazing... \$349,900 + GST for a CUL-DE-SAC lot on Cordova Bay ridge! Draft Plans are provided to build a gorgeous 5 bedroom 3340sqft home. Build this beautiful West Coast contemporary home on sloping 10,000 sqft lot. Master on main, double car garage, crawl space for storage. So close to all that Cordova Bay has to offer... golf, Mattick's Farm, Lochside Trail for biking and hiking, beaches and great school district.

Lot Information

Lot SqFt:	10,010	Lot Acres:	0.23	Lot Depth:	Front:
Shape:	Irreg.	Size Est?:	Y	ALR?:	
Zoning Class:		Zoning:	Residential	Waste:	Sewer
Water:	City/Munic.	Driveway:			
		Comm Strata:			
Lot Features:	View: Water				
Svc Avail:	Cablevision, Electricity, Garbage, Sewer, Telephone, Water				

Legal Information

Jurisdiction:	District of Saanich (SD63)	Roll No:	430659020	PID No:	028-651-120
Title:	Freehold	Title Srchd?:	\$431,000	AssessYr:	2016
Taxes:	\$2,556	Tax Year:	2015	Z. Type:	Residential
Plan:	VIP89059	Lot:	2	Block:	
Land Dist:	62	Sect:	29	Tship:	
MHR No:		Head Lse:		Range:	
				Lse Yrs:	

Licensee Information

Agents	Phone	Brokerage	Award Split:
L Jeff Bishop*	(250) 477-7291	DFH Real Estate Ltd.	
Seller	See Supplemental	Seller Rep	

General:	See Supplements	General Fin:	
Seller Res:	Resident of Canada	S Rights Res:	Y
Buyer		B. City:	
Appt Ph:	(250) 477-7291	Brok Fee:	3% & 1.5%
M2M Notes:	***Please add GST to offer price** See Supplements for all the info on permits, covenant and surveys.		
Directions:	Off Haliburton one block below Wesley		
Financing:	VMC/VTB	Fin Notes:	
Possn:	Immediate		

Prices and Dates

List Price:	\$349,900	Orig Price:	\$349,900	Sold Price:		DOM:	496
Listed Dt:	2014/10/23	Entered Dt:	2014/10/23	Chg Dt:	2016/02/16	DUC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2014/10/23	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2015/09/03	Pht Cnt:	8
Supp Chg:	2014/10/23	Supp Count:	8				

Miscellaneous Information

Virtual Tour:		Sell/List:	
Addl Photos:		List/Assess:	81.18
Feature Sht:		Sell/Assess:	
Sales Brchr:		Elementary:	63 Cordova Bay
Sound Bite:		Middle:	63 Royal Oak
Addr on Net?:	Yes	Senior:	63 Claremont
Share Int Photos?	No		

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780 Menawood PI V8Y 2Z6

SE Cordova Bay-Saanich East



VREB MLS®

Listing Summary

MLS® No:	348407	List Price:	\$495,000
Status:	Current	Orig Price:	\$495,000
DOM:	347	Sold Price:	
Listed:	2015/03/21	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	13,350	Lot Acres:	0.3

Remarks

Seldom does an opportunity to build in Cordova Bay become available! On a quiet cul-de-sac, this fully serviced, 13,350 sq.ft. lot offers the perfect place in a neighbourhood of family homes nestled within brilliant old growth trees along one of Victoria's premium west coast shorelines. Menawood will capture the essence of contemporary West Coast design allowing you to design your new home. An easterly outlook on an elevated location offers ocean views, incredible light & sun exposures. Steps to world-class golf, Mattick's Farm shops, Lochside Trail, sandy beaches, walking distance to quality schools, yet only 15 mins to Downtown or Airport. It's time to build your Dream Home at Menawood; LIDA Homes - a quality builder is ready to start!

Lot Information

Lot SqFt:	13,350	Lot Acres:	0.31	Lot Depth:	198	Front:	43
Shape:	Rect.	Size Est?:	Y	ALR?:	No		
Zoning Class:		Zoning:	Residential	Waste:	Sewer		
Water:	City/Munic.	Driveway:	Blacktop				
		Comm Strata:					
Lot Features:	View: Mtn, View: Water						
Svc Avail:	Cablevision, Electricity, Garbage, Sewer, Telephone, Utilities Underground, Water						

Legal Information

Jurisdiction:	District of Saanich (SD63)	Roll No:	401361200	PID No:	008-113-807
Title:	Freehold	Title Srchd?:	\$504,000	AssessYr:	2016
Taxes:	\$2,887	Tax Year:	2014	Z. Class:	Residential
Plan:	45422	Lot:	20	Block:	
Land Dist:		Sect:	21	Tship:	
MHR No:		Head Lse:		Range:	
				Lse Yrs:	

Licensee Information

Agents	Phone	Brokerage	Award Split:
L Ingrid Jarisz*	(250) 656-4626	Newport Realty Ltd. - Sidney	
Seller:	PIPA	Seller Ph:	
Seller Res:	Resident of Canada	S Rghts Res: N	Brok Fee: 3% and 1.5%
Buyer		B. City:	B. Country: Canada
Appt Ph:	(250) 661-2312		
M2M Notes:	Conditional Approval w/ Saanich for 4 lot assembly (772-776-780 Menawood) or 2-lot subdivision of 772; Enclave of 4-new homes w/ ocean/mtn views; existing homes @772&776; Owners will look at JV/rent back; lots of info on supps & MLS349817; call Ingrid		
Directions:	North HWY 17, Cordova Bay exit, left on Fowler, left on Menawood; South HWY 17, left at Sayward lights/Road, right on Menawood; across from Fowler Park		
Possn:	Immediate		

Prices and Dates

List Price:	\$495,000	Orig Price:	\$495,000	Sold Price:		DOM:	347
Listed Dt:	2015/03/21	Entered Dt:	2015/03/21	Chg Dt:	2016/02/29	DUC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2015/03/21	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2015/03/21	Pht Cnt:	20
Supp Chg:	2015/11/02	Supp Count:	9				

Miscellaneous Information

Virtual Tour:		Sell/List:	
Addl Photos:	http://CanadaFinds.com/IngridJarisz/h/75189	List/Assess:	98.21
Feature Sht:		Sell/Assess:	
Sales Brchr:		Elementary:	63 Cordova Bay
Sound Bite:		Middle:	63 Royal Oak
Addr on Net?:	Yes	Senior:	63 Claremont
Share Int Photos?	No		

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779 Haliburton Rd V8Y 1H7
SE Cordova Bay-Saanich East



Listing Summary			
MLS® No:	358510	List Price:	\$499,000
Status:	Current	Orig Price:	\$499,000
DOM:	90	Sold Price:	
Listed:	2015/12/03	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	14,291	Lot Acres:	0.3

Remarks

RARE LARGE CORDOVA BAY LOT! Don't miss this opportunity to have a brand new home built in this fabulous district close to Ocean, Lakes, Claremont High School & other amenities. This



square flat fully serviced lot is very private and set back from the street. Inquire for house plans already approved for the lot. By appointment only.



Lot Information

Lot SqFt: 14,291 **Lot Acres:** 0.33 **Lot Depth:** **Front:**
Shape: Squ. **Size Est?:** N **ALR?:**
Zoning Class: **Zoning:** Residential **Waste:** **Sewer**
Water: City/Munic. **Driveway:**
 Comm Strata:
Lot Features: Golf Course < 1KM, Private, Serviced
Svc Avail: Cablevision, Electricity, Gas, Sewer, Telephone, Utilities Underground, Water

Legal Information

Jurisdiction: District of Saanich (SD63) **Roll No:** 0 **PID No:** 029-693-420
Title: Freehold **Title Srchd?:** **Assess:** \$ **AssessYr:** 0
Taxes: \$ **Tax Year:** 2015 **Z. Class:** **Z. Type:** Residential
Plan: EPP54921 **Lot:** B **Block:** **Dist Lot:**
Land Dist: **Sect:** 28 **Tship:** **Range:**
MHR No: **Head Lse:** **Lse Yrs:**
Freeform: Lot B Section 28 Lake District Plan EPP54921

Licensee Information

Agents **Phone** **Brokerage** **Award Split:**
L Blair Veenstra* (250) 744-3301 RE/MAX Camosun
Seller: See Supplements **Seller Ph:**
Seller Res: Resident of Canada **S Rghts Res:** Y **Brok Fee:** 3%onfirst\$100K
Buyer **B. City:** **B. Country:** Canada
Appt Ph: (250) 744-3301
M2M Notes: TB for Appointments to walk the property with your clients. Please be mindful of construction on Lot A (front lot) when viewing. Purchase price is plus GST. LOT B is behind LOT A ,panhandle style.
Directions: Lot B is situated behind the LOT A Lot in the private rear side. Right side driveway is access to the lot.
Possn: Immediate

Prices and Dates

List Price: \$499,000 **Orig Price:** \$499,000 **Sold Price:** **DOM:** 90
Listed Dt: 2015/12/03 **Entered Dt:** 2015/12/03 **Chg Dt:** 2015/12/14 **DUC:**
Pending Dt: **Proj Close:** **Sold Dt:** **Exp Dt:**
Status Chg: 2015/12/03 **Sale Ent:** **Sale Collpsd:** **WD Dt:**
Sell Count: 0 **Coll Count:** 0 **Photo Chg:** 2015/12/04 **Pht Cnt:** 5
Supp Chg: 2015/12/04 **Supp Count:** 7

Miscellaneous Information

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

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5191 Santa Clara Ave V8Y 1Y5

SE Cordova Bay-Saanich East

Google Maps 5187 Santa Clara Ave
Entry to lot from Santa Clara Ave



Listing Summary

MLS® No:	359283	List Price:	\$589,900
Status:	Current	Orig Price:	\$589,900
DOM:	49	Sold Price:	
Listed:	2016/01/13	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	35,284	Lot Acres:	0.8

Remarks

GORGEOUS .80 of an acre in the MUCH sought after Cordova Bay area is awaiting your beautiful new dream home! This gently sloping lot is zoned A1 and the lot is approx 200 x 175. This piece of paradise is close to a golf course, world famous Elk Lake for Rowers, beautiful beaches, endless walking trails and all levels of shopping! Call today to view this spectacular lot!

Lot Information

Lot SqFt:	35,284	Lot Acres:	0.81	Lot Depth:	Front:
Shape:	Rect.	Size Est?:	N	ALR?:	
Zoning Class:	A1	Zoning:	Residential	Waste:	Septic Tank
Water:	City/Munic.	Driveway:			
		Comm Strata:			
Lot Features:	Corner, Private, Treed				
Svc Avail:	Cablevision, Electricity, Garbage, Telephone, Utilities Underground				

Legal Information

Jurisdiction:	District of Saanich (SD63)	Roll No:	401639010	PID No:	012-379-409
Title:	Freehold	Title Subd?:		AssessYr:	2015

Title:	Freehold	Title Status:	Assess:	\$700,000	Assess Yr:	2015
Taxes:	\$2,977	Tax Year:	Z. Class:	A1	Z. Type:	Residential
Plan:	VIP47655	Lot:	Block:		Dist Lot:	
Land Dist:	62	Sect:	Tship:		Range:	
MHR No:		Head Lse:			Lse Yrs:	
Freeform:	Except Plan EPP25299.					

Licensee Information

Agents	Phone	Brokerage	Award Split:
L Gary Brown	(250) 479-3333	Sutton Group West Coast Realty	
CL1 Linda Clark	(250) 479-3333	Sutton Group West Coast Realty	
Seller:	see supplements	Seller Ph:	
Seller Res:	Resident of Canada	S Rghts Res: N	Brok Fee: 3% 1st 100K + 1.5% bal
Buyer		B. City:	B. Country: Canada
Appt Ph:	(250) 479-3333		
M2M Notes:	accepted offer. conditions due Feb 29		
Directions:	Hwy 17 North to Cordova Bay Road Right on Santa Clara Corner Santa Clara and Walema		
Possn:	Upon Completion		

Prices and Dates

List Price:	\$589,900	Orig Price:	\$589,900	Sold Price:		DOM:	49
Listed Dt:	2016/01/13	Entered Dt:	2016/01/13	Chg Dt:	2016/02/19	DUC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2016/01/13	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2016/01/19	Pht Cnt:	2
Supp Chg:	2016/01/18	Supp Count:	2				

Miscellaneous Information

Virtual Tour:		Sell/List:	
Addl Photos:		List/Assess:	121.63
Feature Sht:		Sell/Assess:	
Sales Brchr:		Elementary:	63 Cordova Bay
Sound Bite:		Middle:	63 Royal Oak
Addr on Net?: Yes		Senior:	63 Claremont
Share Int Photos? Yes			

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4821 Major Rd V8Y 2L8

SE Cordova Bay-Saanich East



Listing Summary

MLS® No:	360147	List Price:	\$1,500,000
Status:	Current	Orig Price:	\$1,500,000
DOM:	27	Sold Price:	
Listed:	2016/02/04	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	37,026	Lot Acres:	0.9

Remarks

Waterfront lot with Panoramic 180 degree east facing ocean views - must be seen to be appreciated. Extremely rare 37000 sq ft lot in prestigious Cordova Bay, fully serviced offering lots of possibilities. RS12 zoning would potentially allow for subdivision, (was previously conditionally approved in 2007), into one stunning waterview lot and one stunning waterview/waterfront lot. There is simply nothing else like this available in todays market, take advantage today!



Lot Information

Lot SqFt:	37,026	Lot Acres:	0.85	Lot Depth:	Front:
Shape:	Rect.	Size Est?:	Y	ALR?:	
Zoning Class:		Zoning:	Residential	Waste:	Sewer
Water:	City/Munic.	Driveway:			
		Comm Strata:			
Lot Features:	View: Water, Wfront: Ocean, Cleared, Cul-de-sac, Private, Serviced				
Svc Avail:	Electricity, Sewer, Telephone, Water				

Legal Information

Jurisdiction:	District of Saanich (SD63)	Roll No:	442252000	PID No:	027-067-459
Title:	Freehold	Assess:	\$1,348,000	AssessYr:	2016
Taxes:	\$8,243	Tax Year:	2015	Z. Type:	Residential
Plan:	VIP83102	Lot:	A	Block:	
Land Dist:	62	Sect:	121	Tship:	
MHR No:		Head Lse:		Range:	
				Lse Yrs:	

Licensee Information

Agents	Phone	Brokerage	Award Split:
L David Langlois	(250) 388-5882	Macdonald Realty Victoria	
Seller:	Supplements	Seller Ph:	
Seller Res:	Non-Resident of Canada	S Rghts Res: N	Brok Fee: 3&1
Buyer		B. City:	B. Country: Canada
Appt Ph:	(250) 388-5882		
Possn:	TBA		

Prices and Dates

List Price:	\$1,500,000	Orig Price:	\$1,500,000	Sold Price:	DOM: 27
Listed Dt:	2016/02/04	Entered Dt:	2016/02/05	Chg Dt:	2016/02/05
Pending Dt:		Proj Close:		Sold Dt:	DUC:
Status Chg:	2016/02/05	Sale Ent:		Sale Collpsd:	Exp Dt:
Sell Count:	0	Coll Count:	0	Photo Chg:	2016/02/05
Supp Chg:	2016/02/05	Supp Count:	3		WD Dt:
					Pht Cnt: 7

Miscellaneous Information

Virtual Tour:		Sell/List:	
Addl Photos:		List/Assess:	111.28
Feature Sht:		Sell/Assess:	

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

Elementary: 63 Cordova Bay
Middle: 63 Royal Oak
Senior: 63 Claremont

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](#).

2670 MacDonald Dr E V8N 1X9

SE Queenswood-Saanich East



MLS® No: 359451
Status: Current
DOM: 43
Listed: 2016/01/19
Title: Freehold
Lot SqFt: 46,174

Listing Summary
List Price: \$1,150,000
Orig Price: \$1,150,000
Sold Price:
Pending:
M Assmt:
Lot Acres: 1.1

Remarks

OPPORTUNITY KNOCKS BUILD YOUR DREAM HOME ON THIS PRIVATE PROPOSED LOT OF 0.234 ha. OR MAYBE GO FOR A REZONING FOR A POSSIBLE TWO LOTS GREAT LOCATION IN THE QUEENSWOOD TEN MILE POINT AREA



Lot Information

Lot SqFt: 46,174
Shape: Rect.
Zoning Class: City/Munic.
Water: City/Munic.
Lot Features: Private
Svc Avail: Cablevision, Electricity, Sewer, Telephone, Water

Lot Acres: 1.06
Size Est?: Y
Zoning: Residential
Driveway:
Comm Strata:

Lot Depth:
ALR?:
Waste: Sewer

Front:

Legal Information

Jurisdiction: District of Saanich (SD61)
Title: Freehold
Taxes: \$8,030
Plan: VIP5905
Land Dist: 57
MHR No:

Title Srchd?:
Tax Year: 2015
Lot: 4
Sect: 44
Head Lse:

Roll No: 742475000
Assess: \$1,301,200
Z. Class:
Block:
Tship:

PID No: 005-945-801
AssessYr: 2016
Z. Type: Residential
Dist Lot:
Range:
Lse Yrs:

Licensee Information

Agents
John Smith
Phone (250) 477-7291
Brokerage DFH Real Estate Ltd.
Seller: Allan Whittall
Seller Res: Resident of Canada
Buyer
Appt Ph: (250) 477-7291
Financing: Purchaser To Finance
Possn: Upon Completion

Award Split:
Brok Fee: 3% and 1.5%
B. Country: Canada

Fin Notes:

Prices and Dates

List Price: \$1,150,000
Listed Dt: 2016/01/19
Pending Dt:
Status Chg: 2016/01/19
Sell Count: 0
Supp Chg: 2016/01/20

Orig Price: \$1,150,000
Entered Dt: 2016/01/19
Proj Close:
Sale Ent:
Coll Count: 0
Supp Count: 3

Sold Price:
Chg Dt: 2016/01/20
Sold Dt:
Sale Collpsd:
Photo Chg: 2016/01/20

DOM: 43
DUC:
Exp Dt:
WD Dt:
Pht Cnt: 1

Miscellaneous Information

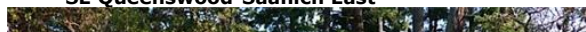
Virtual Tour:
Addl Photos:
Feature Sht:
Sales Brchr:
Sound Bite:
Addr on Net?: Yes
Share Int Photos? Yes

Sell/List:
List/Assess: 88.38
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](#).

2683 Queenswood Dr V8N 1X6

SE Queenswood-Saanich East



MLS® No: 356443
Status: Current

Listing Summary
List Price: \$1,399,000
Orig Price: \$1,500,000



DOM: 163
 Listed: 2015/09/21
 Title: Freehold
 Lot SqFt: 43,124

Sold Price:
 Pending:
 M Assmt:
 Lot Acres: 1.0

Remarks

Significant price reduction made - buy now and plan your new home over the Winter months! Welcome to 2683 Queenswood Drive, a rare acreage in the exclusive Queenswood neighbourhood, surrounded by multi-million dollar estates. This is the first time this priceless parcel has been on the market! The property enjoys ocean glimpses and is a short stroll to private beach areas. This substantial estate acreage enjoys the presence of towering Douglas fir and Garry Oak trees. While situated in a private country-like setting, amenities such as the Cadboro Bay Village, UVic, and beaches are just minutes away. See MLS 354982 for an opportunity to purchase as a combined 2.5 acre parcel with 4004 Robin Street.



Lot Information

Lot SqFt: 43,124
 Shape: Irreg.
 Zoning Class: City/Munic.
 Water: View: Water, Corner, Private
 Lot Features: View: Water, Corner, Private

Lot Acres: 0.99
 Size Est?: N
 Zoning: Residential
 Driveway: Comm Strata:

Lot Depth: Front:
 ALR?:
 Waste: Septic Tank

Legal Information

Jurisdiction: District of Saanich (SD61)
 Title: Freehold
 Taxes: \$4,496
 Plan: Tax Year: 2015
 Land Dist: Lot:
 MHR No: Sect:
 Freeform: Head Lse:
 Lot 2, section 44, Victoria district, plan VIP 83265

Roll No: 027-121-216
 Assess: \$732,000
 Z. Class: PID No:
 Block: AssessYr: 2015
 Tship: Z. Type: Residential
 Dist Lot:
 Range:
 Lse Yrs:

Licensee Information

Agents: Phone: Brokerage: Award Split:
 L Scott Garman (250) 380-3933 Sotheby's International Realty Canada 100
 CL1 Mike Garman (250) 380-3933 Sotheby's International Realty Canada
 CL2 Michelle Harrison (250) 380-3933 Sotheby's International Realty Canada
 Seller: See supplements
 Seller Res: Resident of Canada
 Buyer: Seller Ph:
 Appt Ph: (250) 380-3933
 M2M Notes: Listing Realtor to be present for all viewings. Please see MLS 354982 - can be purchased as a combined 2.5 acre parcel with 4004 Robin St for \$2.9 million.
 Possn: Immediate

Prices and Dates

List Price: \$1,399,000
 Listed Dt: 2015/09/21
 Pending Dt: Entered Dt: 2015/09/23
 Status Chg: 2015/09/23
 Sell Count: 0
 Supp Chg: Coll Count: 0
 Supp Count: 0

Sold Price: 2016/02/16
 Chg Dt: 2016/02/16
 Sold Dt: 2015/12/02
 Sale Collpsd: DOM: 163
 Photo Chg: DUC:
 Exp Dt:
 WD Dt:
 Pht Cnt: 18

Miscellaneous Information

Virtual Tour:
 Addl Photos:
 Feature Sht:
 Sales Brchr:
 Sound Bite:
 Addr on Net?: Yes
 Share Int Photos? No

Sell/List:
 List/Assess: 191.12
 Sell/Assess:
 Elementary: 61 Frank Hobbs
 Middle: 61 Arbutus
 Senior: 61 Mount Douglas

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](http://www.victoriarealestateboard.ca).

2826 Tudor Ave V8N 1L8
SE Ten Mile Point-Saanich East



Listing Summary

MLS® No:	358503	List Price:	\$965,000
Status:	Current	Orig Price:	\$1,065,000
DOM:	90	Sold Price:	
Listed:	2015/12/03	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	59,242	Lot Acres:	1.4

Remarks

If you are looking to build a great family estate then do not miss this very rare 1.36 acre building lot in the heart of Ten Mile point. The lot has a 132 foot frontage and is a perfect rectangle going back approx 450 feet providing a great deal of privacy with several cleared building sites amongst a verdant open setting allowing for a great deal of sun light. Please note you have the ability to construct a very large home. The lot is reasonably level with an elevated area towards the rear. Appointments easily arranged to walk the lot.



Lot Information

Lot SqFt:	59,242	Lot Acres:	1.36	Lot Depth:	450	Front:	132
Shape:	Rect	Size Est:	Y	Alt:	N		

Shape: Rect.
 Zoning Class: City/Munic.
 Water: City/Munic.
 Size Est.: Zoning: Residential
 Driveway: Comm Strata:
 ALR: Waste: No Sewer

Legal Information

Jurisdiction: District of Saanich (SD61)
 Title: Freehold
 Taxes: \$5,697
 Plan: Lot:
 Land Dist: Sect:
 MHR No: Head Lse:
 Freeform: Parcel A (DD 649851) of Lot 31, Section 44, Victoria District, Plan 376

Roll No: 741806000
 Assess: \$929,000
 Z. Class:
 Block:
 Tship:

PID No: 009-103-058
 AssessYr: 2016
 Z. Type: Residential
 Dist Lot:
 Range:
 Lse Yrs:

Licensee Information

Agents: **Patrick Skillings**
 Phone: (250) 370-7788
 Brokerage: RE/MAX Camosun - Oak Bay
 Seller: See supplements
 Seller Res: Resident of Canada
 Buyer: B. City:
 Appt Ph: (250) 370-7788
 Possn: Immediate

Award Split:
 Brok Fee: 3%100K1.5%B
 B. Country: Canada

Prices and Dates

List Price: \$965,000
 Listed Dt: 2015/12/03
 Pending Dt:
 Status Chg: 2015/12/03
 Sell Count: 0
 Supp Chg: 2015/12/28

Orig Price: \$1,065,000
 Entered Dt: 2015/12/03
 Proj Close:
 Sale Ent:
 Coll Count: 0
 Supp Count: 2

Sold Price:
 Chg Dt: 2016/02/02
 Sold Dt:
 Sale Collpsd:
 Photo Chg: 2015/12/03

DOM: 90
 DUC:
 Exp Dt:
 WD Dt:
 Pht Cnt: 12

Miscellaneous Information

Virtual Tour: <http://CanadaFinds.com/PatrickSkillings/h/85778>
 Addl Photos:
 Feature Sht:
 Sales Brchr:
 Sound Bite:
 Addr on Net?: Yes
 Share Int Photos? No

Sell/List:
 List/Assess: 103.88
 Sell/Assess:
 Elementary: 61 Frank Hobbs
 Middle: 61 Arbutus
 Senior: 61 Mount Douglas

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](http://www.victoriarealestateboard.ca).

285 Maddock Ave W V9A 1G6

SW Gorge-Saanich West



Listing Summary

MLS® No: 358565
 Status: Current
 DOM: 87
 Listed: 2015/12/06
 Title: Freehold
 Lot SqFt: 6,421

List Price: \$529,999
 Orig Price: \$500,000
 Sold Price:
 Pending:
 M Assmt:
 Lot Acres: 0.2

Remarks

RD-1 Zoned, Duplex / Vacant Lot, Walking distance to Tillicum Mall and Tillicum School.sdlk

Lot Information

Lot SqFt: 6,421
 Shape: Rect.
 Zoning Class: City/Munic.
 Water: City/Munic.
 Svc Avail: See Remarks

Lot Acres: 0.15
 Size Est?: Y
 Zoning: Duplex
 Driveway: Comm Strata:

Lot Depth:
 ALR?: No
 Waste: Sewer

Front:

Legal Information

Jurisdiction: District of Saanich (SD61)
 Title: Freehold
 Taxes: \$3,311
 Plan: VIP860
 Land Dist:
 MHR No:

Title Srchd?:
 Tax Year: 2009
 Lot: 3
 Sect: 12
 Head Lse:

Roll No: 660298000
 Assess: \$612,000
 Z. Class:
 Block: B
 Tship:

PID No: 008336393
 AssessYr: 2010
 Z. Type: Duplex
 Dist Lot:
 Range:
 Lse Yrs:

Licensee Information					
Agents	Phone	Brokerage	Award Split:		
L Jerry Bola*	(250) 384-8124	Pemberton Holmes - Cloverdale			
Seller:	See Supplements	Seller Ph:			
Seller Res:	Resident of Canada	S Rghts Res: Y	Brok Fee:	3%100K &	
Buyer		B. City:	B. Country:	1.5%B	
Appt Ph:	(250) 384-8124				
M2M Notes:	Page and go, lot is empty	Fin Notes:	Buyer To Finance		
Financing:	Option To Renew				
Possn:	TBA				
Prices and Dates					
List Price:	\$529,999	Orig Price:	\$500,000	Sold Price:	DOM: 87
Listed Dt:	2015/12/06	Entered Dt:	2015/12/06	Chg Dt:	2015/12/06
Pending Dt:		Proj Close:		Sold Dt:	DUC:
Status Chg:	2015/12/06	Sale Ent:		Sale Collpsd:	Exp Dt:
Sell Count:	0	Coll Count:	0	Photo Chg:	2015/12/06
Supp Chg:	2015/12/06	Supp Count:	1		WD Dt:
					Pht Cnt: 2
Miscellaneous Information					
Virtual Tour:				Sell/List:	
Addl Photos:				List/Assess:	86.6
Feature Sht:				Sell/Assess:	
Sales Brchr:				Elementary:	61 Tillicum
Sound Bite:				Middle:	61 Colquitz
Addr on Net?:	Yes			Senior:	61 Spectrum Comm.
Share Int Photos?	No				

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](http://www.victoriarealestateboard.ca).

01 Meadowbrook Rd V9E 1J5

SW Granville-Saanich West



VREB MLS®

Listing Summary

MLS® No:	359029	List Price:	\$629,000
Status:	Current	Orig Price:	\$629,000
DOM:	56	Sold Price:	
Listed:	2016/01/06	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	382,892	Lot Acres:	8.8

Remarks

Are you looking for seclusion and privacy without sacrificing the convenience of in town living? When searching for your dream home this new year ensure u visit these one of a kind acreages in the Prospect lake area. Offering the ability to build your dream home amidst some of the islands most pristine wilderness, these acreage properties offer the true west coast lifestyle, with untouched forests, fish bearing creeks, and multiple building sites for you to pick from, this property is a must visit. Well drilled & tested producing 20 gllons per minute and a Pre cleared area ideal for a riding ring already exists on this property, all that is left is to bring your vision, and we will do the rest. Builders finance terms available.

Lot Information

Lot SqFt:	382,892	Lot Acres:	8.79	Lot Depth:	Front:
Shape:	Irreg.	Size Est?:	Y	ALR?:	
Zoning Class:	A4	Zoning:	Agricultural	Waste:	Septic Tank
Water:	Well: Drilled	Driveway:			
		Comm Strata:			
Lot Features:	View: Mtn, View: Valley, View: Water, Private, Rocky, Treed				
Svc Avail:	See Remarks				

Legal Information

Jurisdiction:	District of Saanich (SD63)	Roll No:	412327120	PID No:	002-900-670
Title:	Freehold	Title Srchd?:		AssessYr:	2016
Taxes:	\$1	Tax Year:	2016	Z. Class:	A4
Plan:	VIP25273	Lot:	1	Block:	
Land Dist:	62	Sect:	132	Tship:	
MHR No:		Head Lse:		Range:	
Freeform:	Except Plan VIP89221.			Lse Yrs:	

Licensee Information

Agents	Phone	Brokerage	Award Split:
L	(250) 477-1100	Century 21 Queenswood Realty Ltd.	
CL1	(250) 477-1100	Century 21 Queenswood Realty Ltd.	
Seller:	See Supplements	Seller Ph:	
Seller Res:	Resident of Canada	S Rghts Res: Y	Brok Fee: 3%First100;k & 1.5%B
Buyer		B. City:	B. Country: Canada
Appt Ph:	(250) 477-1100		
Directions:	West Saanich Rd to Prospect Lake Rd passed Lakeside Park turn right on Meadowbrook Rd		
Possn:	Upon Completion		

Prices and Dates

List Price:	\$629,000	Orig Price:	\$629,000	Sold Price:		DOM:	56
Listed Dt:	2016/01/06	Entered Dt:	2016/01/06	Chg Dt:	2016/01/19	DUC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2016/01/06	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2016/01/11	Pht Cnt:	15
Supp Chg:	2016/01/11	Supp Count:	2				

Miscellaneous Information

Virtual Tour:		Sell/List:	
Addl Photos:		List/Assess:	97.37
Feature Sht:		Sell/Assess:	

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

Elementary: **63 Prospect Lake**
Middle: **63 Royal Oak**
Senior: **63 Claremont**

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](#).

3937 Grange Rd V8Z 4T8
SW Interurban-Saanich West



Listing Summary

MLS® No:	360961	List Price:	\$379,000
Status:	Current	Orig Price:	\$379,000
DOM:	6	Sold Price:	
Listed:	2016/02/25	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	7,991	Lot Acres:	0.2



Remarks

New Price. Build your dream home on a 7991 s.f., level lot in a popular, family neighbourhood. Short walk to Marigold Park, close to all level of schools (public & independent) and Camosun College. Convenient to Victoria General Hospital and major transportation routes. Minutes to all other amenities, downtown & shopping.



Lot Information

Lot SqFt:	7,991	Lot Acres:	0.18	Lot Depth:	Front:
Shape:	Rect.	Size Est?:	Y	ALR?:	
Zoning Class:		Zoning:	Residential	Waste:	Sewer
Water:	City/Munic.	Driveway:			
		Comm Strata:			

Legal Information

Jurisdiction:	District of Saanich (SD61)	Roll No:	515067000	PID No:	007-595-883
Title:	Freehold	Title Srchd?:	Assess:	AssessYr:	2016
Taxes:	\$2,574	Tax Year:	2015	Z. Type:	Residential
Plan:	VIP1328	Lot:	1	Block:	1
Land Dist:	57	Sect:	79	Tship:	
MHR No:		Head Lse:		Range:	
Freeform:	The southerly half of Lot 1			Lse Yrs:	

Licensee Information

Agents	Phone	Brokerage	Award Split:
L Kevin Sing	(250) 477-7291	DFH Real Estate Ltd.	100
Seller:	See Supplements	Seller Ph:	
Seller Res:	Resident of Canada	S Rghts Res: N	Brok Fee: 2%
Buyer		B. City:	B. Country: Canada
Appt Ph:	(250) 477-7291		
M2M Notes:	Please Touchbase before walking site; lot size from BC Assessment		
Directions:	Interurban to Grange between Mina and Jasmine		
Financing:	Purchaser To Finance	Fin Notes:	
Possn:	Upon Completion		

Prices and Dates

List Price:	\$379,000	Orig Price:	\$379,000	Sold Price:	DOM: 6
Listed Dt:	2016/02/25	Entered Dt:	2016/02/25	Chg Dt:	2016/02/26
Pending Dt:		Proj Close:		Sold Dt:	DUC:
Status Chg:	2016/02/25	Sale Ent:		Sale Collpsd:	Exp Dt:
Sell Count:	0	Coll Count:	0	Photo Chg:	2016/02/25
Supp Chg:	2016/02/26	Supp Count:	2		WD Dt:
					Pht Cnt: 4

Miscellaneous Information

Virtual Tour:		Sell/List:	
Addl Photos:		List/Assess:	104.99
Feature Sht:		Sell/Assess:	
Sales Brchr:		Elementary:	61 École Marigold
Sound Bite:		Middle:	61 Colquitz
Addr on Net?:	Yes	Senior:	61 Spectrum Comm.
Share Int Photos?	No		

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](http://www.victoriarealestateboard.ca).

4500 Sarah Owen Pl V9E 2B6

SW Prospect Lake-Saanich West



Listing Summary

MLS® No:	360889	List Price:	\$596,000
Status:	Current	Orig Price:	\$596,000
DOM:	8	Sold Price:	
Listed:	2016/02/23	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	471,319	Lot Acres:	10.8

Remarks

Offered well below assessed value by the original owner!! Untouched vacant 10.82 acreage in a quiet no through rural area of quality homes, corner lot with third gazetted road frontage in a sunny, treed, natural setting with wetlands, wildlife & tranquility in abundance. Several building sites with a scenic view over the property, mossy rock outcroppings, fir/cedar/arbutus & oak trees amongst wildflowers. Within a short walk to parks, bus, multi use trails, equestrian centre at Beaver/Elk Lakes, Horticultural Centre, Camosun College & P.I.S.E., Van. Island Tech Centre, direct access to Prospect Lake Golf Course & minutes to schools, major shopping or downtown Victoria. Ideal location to build your custom home or retreat, shop or barn.



Lot Information

Lot SqFt:	471,319	Lot Acres:	10.82	Lot Depth:	800	Front:	1257
Shape:	Irreg.	Size Est?:	N	ALR?:	No		
Zoning Class:	A4	Zoning:	Residential	Waste:	None		
Water:	None	Driveway:	None				
		Comm Strata:					
Lot Features:	View: Valley, Corner, Cul-de-sac, Golf Course < 1KM, Private, Rocky, Sloping, Treed						

View: Valley, Corner, Cur de Rue, Cur Course & Hwy, Private, Rocky, Sloping, Road
 Svc Avail: Cablevision, Compost, Electricity, Garbage, High Spd 'Net: Cable/DSL, Recycling, Telephone, See Remarks

Legal Information

Jurisdiction:	District of Saanich (SD61)	Roll No:	502420120	PID No:	000-976-296
Title:	Freehold	Title Srchd?:		AssessYr:	2016
Taxes:	\$4,194	Tax Year:	2015	Z. Type:	Residential
Plan:	VIP39443	Lot:	12	Dist Lot:	
Land Dist:	62	Sect:		Range:	
MHR No:		Head Lse:		Lse Yrs:	
Freeform:	Section 93 & 94.				

Licensee Information

Agents	Phone	Brokerage	Award Split:
L Paul Askeew*	(250) 744-3301	RE/MAX Camosun	100
Seller:	See title	Seller Ph:	
Seller Res:	Resident of Canada	S Rghts Res: Y	Brok Fee: 3%\$100K+1.5%
Buyer		B. City:	B. Country: Canada
Appt Ph:	(250) 744-3301		
M2M Notes:	Check suppliments for maps and extra info or call LS to discuss. Zoned A4 Rural Residential 10 acre min, single family will allow barns, garages, shops, carriage houses or		
Directions:	Interurban Road onto Viaduct Ave West to Sarah Owen Place, access trail at for sale sign. See suppliments for extra info!!		
Financing:	Purchaser To Finance	Fin Notes:	
Possn:	TBA		

Prices and Dates

List Price:	\$596,000	Orig Price:	\$596,000	Sold Price:		DOM:	8
Listed Dt:	2016/02/23	Entered Dt:	2016/02/23	Chg Dt:	2016/02/23	DUC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2016/02/23	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2016/02/23	Pht Cnt:	20
Supp Chg:	2016/02/23	Supp Count:	8				

Miscellaneous Information

Virtual Tour:		Sell/List:	
Addl Photos:		List/Assess:	84.66
Feature Sht:		Sell/Assess:	
Sales Brchr:		Elementary:	61 Strawberry Vale
Sound Bite:		Middle:	63 Royal Oak
Addr on Net?:	Yes	Senior:	63 Claremont
Share Int Photos?	No		

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](#).

03 Meadowbrook Rd V9E 1J5

SW Prospect Lake-Saanich West



Listing Summary

MLS® No:	359208	List Price:	\$619,000
Status:	Current	Orig Price:	\$619,000
DOM:	51	Sold Price:	
Listed:	2016/01/11	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	374,616	Lot Acres:	8.6

Remarks

Looking to escape without sacrificing the other half of your life spent behind the wheel? Meadowbrook Ridge, located in the prospect lake area is the perfect Acreage escape, while only ten minutes from Royal Oak & Broadmead shopping. The perfection lies in the property, over 8.6 acres of lush forest and meandering creeks, backing onto Mount Work regional park and a quick walk down to the beaches at prospect lake. This property encompasses B.C. living, and is an affordable way to build your dream home, amidst some of the best natural surroundings available to market. Multiple build sites jut out of the rock outcroppings offering opportunity amongst the forest floors you just have to see. Well @ 8g per minute, with some of the freshest water.

Lot Information

Lot SqFt:	374,616	Lot Acres:	8.6	Lot Depth:	Front:
Shape:	Irreg.	Size Est?:	Y	ALR?:	
Zoning Class:	A4	Zoning:	Agricultural	Waste:	Septic Tank
Water:	Well: Drilled	Driveway:			
		Comm Strata:	Private Road		
Lot Features:	View: Mtn, View: Valley, Private, Rocky, Sloping, Treed				
Svc Avail:	Electricity				

Legal Information

Jurisdiction:	District of Saanich (SD63)	Roll No:	412327120	PID No:	002-900-670
Title:	Freehold	Title Srchd?:		AssessYr:	2016
Taxes:	\$1	Tax Year:	2016	Z. Class:	A4
Plan:	VIP25273	Lot:	3	Block:	
Land Dist:	62	Sect:	132	Tship:	
MHR No:		Head Lse:		Range:	
Freeform:	Except Plan VIP89221. New Legal to follow see Disclosure Statement			Lse Yrs:	

Licensee Information

Agents	Phone	Brokerage	Award Split:
L	Chris Scott	(250) 477-1100	Century 21 Queenswood Realty Ltd.
CL1	Chuck Meagher*	(250) 477-1100	Century 21 Queenswood Realty Ltd.
Seller:	See Supplements	Seller Ph:	
Seller Res:	Resident of Canada	S Rghts Res: Y	Brok Fee: 3%First100;k&1
Buyer		B. City:	B. Country: Canada
Appt Ph:	(250) 477-1100		
Directions:	From Royal Oak take West Saanich Rd right on Prospect Lake Rd, right on Meadowbrook Rd		
Possn:	Upon Completion		

Prices and Dates

List Price:	\$619,000	Orig Price:	\$619,000	Sold Price:		DOM:	51
Listed Dt:	2016/01/11	Entered Dt:	2016/01/11	Chg Dt:	2016/01/19	DUC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	

Status Chg:	2016/01/11	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2016/01/11	Pht Cnt:	20
Supp Chg:	2016/01/11	Supp Count:	2				

Miscellaneous Information

Virtual Tour:
Addl Photos:
Feature Sht:
Sales Brchr:
Sound Bite:
Addr on Net?: Yes
Share Int Photos? Yes

Sell/List:
List/Assess: 95.82
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](#).

05 Meadowbrook Rd V9E 1J5

SW Prospect Lake-Saanich West



VREB MLS®

Listing Summary

MLS® No:	359446	List Price:	\$635,000
Status:	Current	Orig Price:	\$635,000
DOM:	43	Sold Price:	
Listed:	2016/01/19	Pending:	
Title:	Freehold	M Assmt:	
Lot SqFt:	609,840	Lot Acres:	14.0

Remarks

Unprecedented opportunity exists here to design and build your families Dream Home on 14 acres located just 10 minutes from Royal Oak and Broadmead shopping. Backing onto Mount Work Regional Park- 1700 acres of hiking, riding trails, lakes and water ways assure the privacy, integrity and natural beauty of this pristine natural setting will never be compromised. Offering seclusion & abundant space with the coastal forest as your personal playground. Driveway roughed in, w numerous build sites, exceptional water- 8 gpm from your well. Bring your building plans for your dream home and your own builder or chose from our list of highly recommended builders, dont miss this opportunity to live away from it all, without actually having to go far away.



Lot Information

Lot SqFt:	609,840	Lot Acres:	14	Lot Depth:	Front:
Shape:	Irreg.	Size Est?:	Y	ALR?:	
Zoning Class:	A4	Zoning:	Agricultural	Waste:	Perc Test Available
Water:	Well: Drilled	Driveway:			
		Comm Strata:	Private Road		
Lot Features:	View: Mtn, View: Valley, View: Water, Wfront: Lake, Cul-de-sac, Golf Course < 1KM, Private, Rocky, Treed				
Svc Avail:	Electricity, Garbage, See Remarks				

Legal Information

Jurisdiction:	District of Saanich (SD63)	Roll No:	412327120	PID No:	002-900-670
Title:	Freehold	Title Srchd?:		AssessYr:	2016
Taxes:	\$1	Tax Year:	2016	Z. Type:	Agricultural
Plan:	VIP25273	Lot:	5	Dist Lot:	3
Land Dist:	62	Sect:	132	Range:	
MHR No:		Head Lse:		Lse Yrs:	
Freeform:	Except Plan VIP89221. New Legal to follow see Disclosure Statement				

Licensee Information

Agents	Phone	Brokerage	Award Split:
L	(250) 477-1100	Century 21 Queenswood Realty Ltd.	
CL1	(250) 477-1100	Century 21 Queenswood Realty Ltd.	
Seller:	See supplements	Seller Ph:	
Seller Res:	Resident of Canada	S Rghts Res: Y	Brok Fee: 3%First100'k &1.5%Balance
Buyer		B. City:	B. Country: Canada
Appt Ph:	(250) 477-1100		
Directions:	From Royal Oak take West Saanich Rd right on Prospect Lake Rd, right on Meadowbrook Rd		
Possn:	Upon Completion		

Prices and Dates

List Price:	\$635,000	Orig Price:	\$635,000	Sold Price:		DOM:	43
Listed Dt:	2016/01/19	Entered Dt:	2016/01/19	Chg Dt:	2016/01/19	DUC:	
Pending Dt:		Proj Close:		Sold Dt:		Exp Dt:	
Status Chg:	2016/01/19	Sale Ent:		Sale Collpsd:		WD Dt:	
Sell Count:	0	Coll Count:	0	Photo Chg:	2016/01/19	Pht Cnt:	16
Supp Chg:		Supp Count:	0				

Miscellaneous Information

Virtual Tour:		Sell/List:	
Addl Photos:		List/Assess:	86.16
Feature Sht:		Sell/Assess:	
Sales Brchr:		Elementary:	
Sound Bite:		Middle:	
Addr on Net?: Yes		Senior:	
Share Int Photos? Yes			

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