

**Paul Tedrick**  
 Cell: 250-216-6020  
 paul@paultedrick.ca  
 www.paultedrick.ca



**PAUL TEDRICK**  
 REAL ESTATE  
 YOUR COWICHAN VALLEY REAL ESTATE CONNECTION



**608 - 947 Whirlaway Cres Langford BC V9B 6Z9**  
 MLS® No: **1039521** **\$577,450** **Active**



Experience elevated West Shore living in this nearly new two-bedroom condo, where quality finishes and thoughtful design come together. Soaring 12- to 14-foot ceilings create an airy feel, while one of the largest private terraces in the building offers the perfect space for morning coffee, entertaining, or relaxing outdoors. The stylish kitchen features quartz countertops, contemporary tile accents, stainless steel appliances, and a gas range. Ductless heat pumps provide efficient year-round comfort, while a sleek fireplace adds warmth and character to the living area. Both bedrooms are well-proportioned, including a spacious primary retreat, while the spa-inspired bathrooms offer timeless finishes. Residents enjoy outstanding amenities, including rooftop patios, resident lounges, and a fully equipped fitness centre. This sophisticated home offers comfort, convenience, and contemporary style in a desirable West Shore location.

| Room              | Level | Dims/Pieces |
|-------------------|-------|-------------|
| Bathroom          | Main  | 4-Piece     |
| Bedroom           | Main  | 8'11x14'0   |
| Bedroom - Primary | Main  | 11'9x14'5   |
| Dining Room       | Main  | 11'7x6'5    |
| Ensuite           | Main  | 3-Piece     |
| Entrance          | Main  | 4'7x8'11    |
| Kitchen           | Main  | 8'11x4'11   |
| Laundry           | Main  | 5'6x4'8     |
| Living Room       | Main  | 11'7x10'7   |

MLS® No: **1039521** List Price: **\$577,450**  
 Status: **Active** Orig Price: **\$577,450**  
 Area: **Langford** Sub Area: **La Florence Lake**  
 DOM: **0** Sold Price:  
 Sub Type: **Condo Apartment**  
 Pend Date: Title: **Freehold/Strata**

**Interior**

|   |                        |  |                        |                         |
|---|------------------------|--|------------------------|-------------------------|
| Beds: <b>2</b>  | Baths: <b>2</b>        | Kitchens: <b>1</b>   | Fireplaces: <b>1</b>   | Storeys: <b>6</b>       |
| FinSqFt Total: <b>928</b>                             | UnFin SqFt: <b>0</b>   | SqFt Total: <b>928</b>   | Basement: <b>No</b>    | Addl Accom:             |
| 2pc Ensuites: <b>0</b>                                | 3pc Ensuites: <b>1</b> | 4+pc Ensuites: <b>0</b>  | Beds or Dens: <b>2</b> | Laundry: <b>In Unit</b> |
| Layout: <b>Condo</b>                                  |                        | Appl Incl: <b>Dishwasher, Dryer, Microwave, Oven/Range Gas, Refrigerator, Washer</b> |                        |                         |
| Heating: <b>Heat Pump</b>                             |                        | Cooling: <b>Air Conditioning</b>   |                        |                         |
| Intr Ftrs: <b>Controlled Entry, Elevator, Storage</b> |                        |  |                        |                         |

**Exterior/Building**

|   |                                    |                               |                           |
|---|------------------------------------|-------------------------------|---------------------------|
| Built (Est): <b>2023</b>  | Front Faces: <b>Northwest</b>      | Storeys: <b>6</b>             | Bldg Warranty: <b>Yes</b> |
| Construction: <b>Cement Fibre, Concrete, Frame Wood</b>               | Foundation: <b>Poured Concrete</b> | Roof: <b>Asphalt Torch On</b> | Bldg Style:               |
| Lgl NC Use:   | Access: <b>Road: Paved</b>         |                               |                           |
| Exterior Ftrs: <b>Balcony/Patio, Outdoor Kitchen, Security System</b> |                                    |                               |                           |

**Lot**

|  |                        |                          |             |                         |
|--|------------------------|--------------------------|-------------|-------------------------|
| Lot SqFt: <b>0</b>   | Lot Acres: <b>0.00</b> | Dimensions:              | Shape:      | Water: <b>Municipal</b> |
| Park Type: <b>Underground</b>  | Park Spcs: <b>1</b>    | View: <b>Mountain(s)</b> | Waterfront: |                         |
| Carport Spcs: <b>0</b>   | Garage Spcs: <b>0</b>  |                          |             |                         |
| Sewer: <b>Sewer Connected</b>  | Restrictions:          | Services:                |             |                         |
| Lot Ftrs: <b>Central Location, Easy Access, Near Golf Course, Recreation Nearby, Shopping Nearby</b> |                        |                          |             |                         |

**Legal/Public Records**

|   |                         |                       |                               |
|---|-------------------------|-----------------------|-------------------------------|
| Assessed: <b>\$597,000</b>  | Assess Yr: <b>2026</b>  | Taxes: <b>\$2,905</b> | Tax Year: <b>2025</b>         |
| PID: <b>032-125-976</b>   | Roll No: <b>7556414</b> | Zoning: <b>C6C</b>    | Zone Desc: <b>Residential</b> |
| Plan Number:  | Lot: Block:             | District Lot:         | Land District:                |
| Legal Description: <b>STRATA LOT 114, SECTION 112, ESQUIMALT LAND DISTRICT, PLAN EPS9409, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V</b> |                         |                       |                               |

**Strata**

|  |   |                            |                                  |
|--|---|----------------------------|----------------------------------|
| Strata/Pad Fee: <b>\$355</b>   | Strata/Pad Fee Year: <b>2026</b>                      | Prop Mgr:                  | Mgr Phone:                       |
| Complex:   | Bldgs/Cmplx: <b>2</b>                                 | Str Lots/Cmplx: <b>123</b> | Str Lots/Bldg: <b>64</b>         |
| Balc SqFt:   | Patio SqFt:   | LCP SqFt:                  | Stor SqFt:                       |
| Park SqFt:   | Park Incl: <b>0</b>                                   | Park Cmn Sp: <b>0</b>      | Park LCP Spc: <b>1</b>           |
| Depr Rpt?: <b>No</b>   | Plan Type: <b>Building</b>                            | Lvls in Unit: <b>1</b>     | Unit's Level: <b>Other Level</b> |
| Subdivision Name: <b>Triple Crown</b>  |   |                            |                                  |
| Rent Allwd?: <b>Unrestricted</b>   | <b>no short term rentals - please refer to bylaws</b> |                            |                                  |
| Yngst Age: <b>0</b>  |   |                            |                                  |
| Pets Allwd: <b>Aquariums, Birds, Caged Mammals, Cats, Dogs, Number Limit, Size Limit</b> | <b>please refer to bylaws</b>                         |                            |                                  |
| BBQs Allwd: <b>Yes</b>   | <b>please refer to bylaws</b>                         |                            |                                  |
| Smoking Byl: <b>Yes</b>  | <b>please refer to bylaws</b>                         |                            |                                  |
| Unit Incl: <b>Deck/Patio, Parking Stall, Separate Storage</b>                            |   |                            |                                  |
| Assmt Incl:  |   |                            |                                  |
| Shrd Am: <b>Elevator(s), Fitness Centre, Roof Deck, Secured Entry</b>                    |   |                            |                                  |

## Table of Contents

Feature Sheet  
Title  
Property Disclosure  
Floor Plans  
Autoprop Report  
Zoning Map  
Zoning Bylaws  
BC Assessment  
Property Assessment

The information and documentation included in this package was gathered from assumed reliable sources, but should not be relied upon without further independent investigation and verification.



paul@paultedrick.ca  
paultedrick.ca  
250-216-6020



**TITLE SEARCH PRINT**

File Reference: 947 Whirlway

Declared Value \$534900

2026-06-05, 11:02:09

Requestor: Paul Tedrick

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Title Issued Under** STRATA PROPERTY ACT (Section 249)

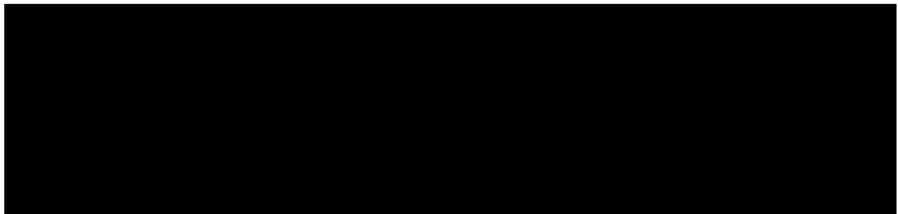
**Land Title District** VICTORIA  
Land Title Office VICTORIA

**Title Number** CB1165671  
From Title Number CB1084621

**Application Received** 2024-02-15

**Application Entered** 2024-02-23

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:



**Taxation Authority** Langford, City of

**Description of Land**  
Parcel Identifier: 032-125-976  
Legal Description:  
STRATA LOT 114 SECTION 112 ESQUIMALT DISTRICT STRATA PLAN EPS9409  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**  
HERETO IS ANNEXED EASEMENT BB1529301 OVER LOT 3 PLAN EPP68519

HERETO IS ANNEXED EASEMENT BB1529303 OVER LOT 2 PLAN EPP68519  
PART FORMER LOT 1 PL EPP68519

HERETO IS ANNEXED EASEMENT BB1529305 OVER LOT 1 PLAN EPP68519  
PART FORMER LOT 2 PL EPP68519

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE CA4265885

**TITLE SEARCH PRINT**

File Reference: 947 Whirlway

Declared Value \$534900

2026-06-05, 11:02:09

Requestor: Paul Tedrick

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE CA4925369

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE CA5028372

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE CA5125593

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE CA5188241

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE CA5320163

HERETO IS ANNEXED EASEMENT CA5889166 OVER LOT 4 PLAN EPP68519

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA9020610

HERETO IS ANNEXED EASEMENT CB814956 OVER LOT A PLAN EPP110139 EXCEPT AIR SPACE PLAN EPP128967

HERETO IS ANNEXED EASEMENT CB814962 OVER THOSE PARTS OF LOT A PLAN EPP110139 EXCEPT AIR SPACE PLAN EPP128967 SHOWN AS AREAS 2 AND 5 ON PLAN EPP130230

HERETO IS ANNEXED EASEMENT CB814966 OVER THAT PART OF AIR SPACE PARCEL 1 AIR SPACE PLAN EPP128967 SHOWN AS AREA 3 ON PLAN EPP130230

HERETO IS ANNEXED EASEMENT CB814968 OVER THAT PART OF LOT A PLAN EPP110139 EXCEPT AIR SPACE PLAN EPP128967 SHOWN ON PLAN EPP130170

HERETO IS ANNEXED EASEMENT CB814972 OVER LOT A PLAN EPP110139 EXCEPT AIR SPACE PLAN EPP128967

HERETO IS ANNEXED RESTRICTIVE COVENANT CB814978 OVER LOT A PLAN EPP110139 EXCEPT AIR SPACE PLAN EPP128967

HERETO IS ANNEXED EASEMENT CB814982 OVER LOT A PLAN EPP110139 EXCEPT AIR SPACE PLAN EPP128967

**TITLE SEARCH PRINT**

File Reference: 947 Whirlway

Declared Value \$534900

2026-06-05, 11:02:09

Requestor: Paul Tedrick

HERETO IS ANNEXED EASEMENT CB838818 OVER LOT A PLAN EPP110139 EXCEPT AIR SPACE PLAN EPP128967

HERETO IS ANNEXED EASEMENT CB838820 OVER AIR SPACE PARCEL 1 AIR SPACE PLAN EPP128967

**Charges, Liens and Interests**

|                             |   |
|-----------------------------|---|
| Nature:                     | COVENANT  |
| Registration Number:        | ES12636   |
| Registration Date and Time: | 2001-02-20 09:17  |
| Registered Owner:           | THE CROWN IN RIGHT OF BRITISH COLUMBIA  |
| Remarks:                    | INTER ALIA<br>(PART FORMERLY LOT A SECTION 112 ESQUIMALT DISTRICT PLAN VIP71971 AND LOT 17, SECTIONS 112 AND 112-A, ESQUIMALT DISTRICT, PLAN 6637 EXCEPT THOSE PARTS IN PLANS 990RW AND VIP64841) |

|                             |                  |
|-----------------------------|------------------|
| Nature:                     | COVENANT         |
| Registration Number:        | CA5241425        |
| Registration Date and Time: | 2016-06-07 09:36 |
| Registered Owner:           | CITY OF LANGFORD |
| Remarks:                    | INTER ALIA       |

|                             |  |
|-----------------------------|--|
| Nature:                     | STATUTORY RIGHT OF WAY                     |
| Registration Number:        | CA5339110                                  |
| Registration Date and Time: | 2016-07-13 15:26                           |
| Registered Owner:           | BRITISH COLUMBIA HYDRO AND POWER AUTHORITY |
| Remarks:                    | INTER ALIA                                 |

|                             |   |
|-----------------------------|---|
| Nature:                     | STATUTORY RIGHT OF WAY                                  |
| Registration Number:        | CA5339111   |
| Registration Date and Time: | 2016-07-13 15:26  |
| Registered Owner:           | TELUS COMMUNICATIONS INC.<br>INCORPORATION NO. A0097809 |
| Remarks:                    | INTER ALIA  |

|                             |   |
|-----------------------------|---|
| Nature:                     | EASEMENT  |
| Registration Number:        | BB1529303   |
| Registration Date and Time: | 2017-04-25 13:05  |
| Remarks:                    | INTER ALIA<br>APPURTEANT TO LOTS 1, 3 AND 4 PLAN EPP68519<br>MODIFIED BY BB3061534<br>PART FORMER LOT 2 PL EPP68519 |

**TITLE SEARCH PRINT**

2026-06-05, 11:02:09  
Requestor: Paul Tedrick

File Reference: 947 Whirlway  
Declared Value \$534900

Nature: EASEMENT  
Registration Number: BB1529305  
Registration Date and Time: 2017-04-25 13:05  
Remarks: INTER ALIA  
APPURTEANT TO LOTS 2, 3 AND 4 PLAN EPP68519  
MODIFIED BY BB3061532  
PART FORMER LOT 1 PL EPP68519

Nature: MODIFICATION  
Registration Number: BB3061532  
Registration Date and Time: 2021-01-12 15:28  
Remarks: INTER ALIA  
MODIFICATION OF BB1529305

Nature: MODIFICATION  
Registration Number: BB3061534  
Registration Date and Time: 2021-01-12 15:28  
Remarks: INTER ALIA  
MODIFICATION OF BB1529303

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CA9350695  
Registration Date and Time: 2021-09-10 14:21  
Registered Owner: SHAW CABLESYSTEMS LIMITED  
INCORPORATION NO. A0111495  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CA9807852  
Registration Date and Time: 2022-03-25 09:36  
Registered Owner: FORTISBC ENERGY INC.  
INCORPORATION NO. BC1023718  
Remarks: INTER ALIA

Nature: EASEMENT  
Registration Number: CB814958  
Registration Date and Time: 2023-08-09 17:01  
Remarks: INTER ALIA  
APPURTENANT TO LOT A PLAN EPP110139 EXCEPT AIR  
SPACE PLAN EPP128967

**TITLE SEARCH PRINT**

File Reference: 947 Whirlway  
Declared Value \$534900

2026-06-05, 11:02:09  
Requestor: Paul Tedrick

Nature: EASEMENT  
Registration Number: CB814970  
Registration Date and Time: 2023-08-09 17:01  
Remarks: INTER ALIA  
APPURTENANT TO LOT A PLAN EPP110139 EXCEPT AIR  
SPACE PLAN EPP128967

Nature: EASEMENT  
Registration Number: CB814974  
Registration Date and Time: 2023-08-09 17:01  
Remarks: INTER ALIA  
APPURTENANT TO LOT A PLAN EPP110139 EXCEPT AIR  
SPACE PLAN EPP128967

Nature: RESTRICTIVE COVENANT  
Registration Number: CB814976  
Registration Date and Time: 2023-08-09 17:01  
Remarks: INTER ALIA  
APPURTENANT TO LOT A PLAN EPP110139 EXCEPT AIR  
SPACE PLAN EPP128967

Nature: COVENANT  
Registration Number: CB814980  
Registration Date and Time: 2023-08-09 17:01  
Registered Owner: CITY OF LANGFORD  
Remarks: INTER ALIA

Nature: EASEMENT  
Registration Number: CB814984  
Registration Date and Time: 2023-08-09 17:01  
Remarks: INTER ALIA  
APPURTENANT TO LOT A PLAN EPP110139 EXCEPT AIR  
SPACE PLAN EPP128967

Nature: EASEMENT  
Registration Number: CB838822  
Registration Date and Time: 2023-08-21 11:35  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL 1 AIR SPACE PLAN  
EPP128967 AND LOT A PLAN EPP110139 EXCEPT AIR  
SPACE PLAN EPP128967

**TITLE SEARCH PRINT**

File Reference: 947 Whirlway

Declared Value \$534900

2026-06-05, 11:02:09

Requestor: Paul Tedrick

|                             |   |
|-----------------------------|---|
| Nature:                     | MORTGAGE  |
| Registration Number:        | CB1165672   |
| Registration Date and Time: | 2024-02-15 10:14                                    |
| Registered Owner:           | FIRST WEST CREDIT UNION<br>INCORPORATION NO. FI 156 |

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

**COMMON PROPERTY SEARCH PRINT**

File Reference: 947 Whirlway

2026-06-05, 11:02:09

Requestor: Paul Tedrick

**Land Title District** VICTORIA  
Land Title Office VICTORIA

Common Property Strata Plan EPS9409

**Transfers** NONE

**Legal Notations**

HERETO IS ANNEXED EASEMENT BB1529301 OVER LOT 3 PLAN EPP68519

HERETO IS ANNEXED EASEMENT BB1529303 OVER LOT 2 PLAN EPP68519  
PART FORMER LOT 1 PL EPP68519

HERETO IS ANNEXED EASEMENT BB1529305 OVER LOT 1 PLAN EPP68519  
PART FORMER LOT 2 PL EPP68519

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE CA4265885

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE CA4925369

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE CA5028372

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE CA5125593

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE CA5188241

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE CA5320163

HERETO IS ANNEXED EASEMENT CA5889166 OVER LOT 4 PLAN EPP68519

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL  
GOVERNMENT ACT, SEE CA9020610

HERETO IS ANNEXED EASEMENT CB814956 OVER LOT A PLAN EPP110139 EXCEPT  
AIR SPACE PLAN EPP128967

**COMMON PROPERTY SEARCH PRINT**

2026-06-05, 11:02:09  
Requestor: Paul Tedrick

File Reference: 947 Whirlway

HERETO IS ANNEXED EASEMENT CB814962 OVER THOSE PARTS OF LOT A PLAN EPP110139 EXCEPT AIR SPACE PLAN EPP128967 SHOWN AS AREAS 2 AND 5 ON PLAN EPP130230

HERETO IS ANNEXED EASEMENT CB814964 OVER THAT PART OF AIR SPACE PARCEL 2 AIR SPACE PLAN EPP128967 SHOWN AS AREAS 4 AND 6 ON PLAN EPP130230

HERETO IS ANNEXED EASEMENT CB814966 OVER THAT PART OF AIR SPACE PARCEL 1 AIR SPACE PLAN EPP128967 SHOWN AS AREA 3 ON PLAN EPP130230

HERETO IS ANNEXED EASEMENT CB814968 OVER THAT PART OF LOT A PLAN EPP110139 EXCEPT AIR SPACE PLAN EPP128967 SHOWN ON PLAN EPP130170

HERETO IS ANNEXED EASEMENT CB814972 OVER LOT A PLAN EPP110139 EXCEPT AIR SPACE PLAN EPP128967

HERETO IS ANNEXED RESTRICTIVE COVENANT CB814978 OVER LOT A PLAN EPP110139 EXCEPT AIR SPACE PLAN EPP128967

HERETO IS ANNEXED EASEMENT CB814982 OVER LOT A PLAN EPP110139 EXCEPT AIR SPACE PLAN EPP128967

HERETO IS ANNEXED EASEMENT CB838818 OVER LOT A PLAN EPP110139 EXCEPT AIR SPACE PLAN EPP128967

HERETO IS ANNEXED EASEMENT CB838820 OVER AIR SPACE PARCEL 1 AIR SPACE PLAN EPP128967

HERETO IS ANNEXED EASEMENT CB838822 OVER AIR SPACE PARCEL 2 AIR SPACE PLAN EPP128967

**Charges, Liens and Interests**

|                             |   |
|-----------------------------|---|
| Nature:                     | COVENANT  |
| Registration Number:        | ES12636   |
| Registration Date and Time: | 2001-02-20 09:17  |
| Registered Owner:           | THE CROWN IN RIGHT OF BRITISH COLUMBIA  |
| Remarks:                    | INTER ALIA<br>(PART FORMERLY LOT A SECTION 112 ESQUIMALT DISTRICT PLAN VIP71971 AND LOT 17, SECTIONS 112 AND 112-A, ESQUIMALT DISTRICT, PLAN 6637 EXCEPT THOSE PARTS IN PLANS 990RW AND VIP64841) |

**COMMON PROPERTY SEARCH PRINT**

2026-06-05, 11:02:09  
Requestor: Paul Tedrick

File Reference: 947 Whirlway

Nature: COVENANT  
Registration Number: CA5241425  
Registration Date and Time: 2016-06-07 09:36  
Registered Owner: CITY OF LANGFORD  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CA5241435  
Registration Date and Time: 2016-06-07 09:36  
Registered Owner: CITY OF LANGFORD  
Remarks: INTER ALIA  
PART IN PLAN EPP60726 SHOWN AS AREA 5

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CA5339110  
Registration Date and Time: 2016-07-13 15:26  
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CA5339111  
Registration Date and Time: 2016-07-13 15:26  
Registered Owner: TELUS COMMUNICATIONS INC.  
INCORPORATION NO. A0097809  
Remarks: INTER ALIA

Nature: EASEMENT  
Registration Number: BB1529303  
Registration Date and Time: 2017-04-25 13:05  
Remarks: INTER ALIA  
APPURTEANT TO LOTS 1, 3 AND 4 PLAN EPP68519  
MODIFIED BY BB3061534  
PART FORMER LOT 2 PL EPP68519

Nature: EASEMENT  
Registration Number: BB1529305  
Registration Date and Time: 2017-04-25 13:05  
Remarks: INTER ALIA  
APPURTEANT TO LOTS 2, 3 AND 4 PLAN EPP68519  
MODIFIED BY BB3061532  
PART FORMER LOT 1 PL EPP68519

Nature: MODIFICATION  
Registration Number: BB3061532  
Registration Date and Time: 2021-01-12 15:28  
Remarks: INTER ALIA  
MODIFICATION OF BB1529305

**COMMON PROPERTY SEARCH PRINT**

2026-06-05, 11:02:09  
Requestor: Paul Tedrick

File Reference: 947 Whirlway

Nature: MODIFICATION  
Registration Number: BB3061534  
Registration Date and Time: 2021-01-12 15:28  
Remarks: INTER ALIA  
MODIFICATION OF BB1529303

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CA9350695  
Registration Date and Time: 2021-09-10 14:21  
Registered Owner: SHAW CABLESYSTEMS LIMITED  
INCORPORATION NO. A0111495  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CA9807852  
Registration Date and Time: 2022-03-25 09:36  
Registered Owner: FORTISBC ENERGY INC.  
INCORPORATION NO. BC1023718  
Remarks: INTER ALIA

Nature: EASEMENT  
Registration Number: CB814958  
Registration Date and Time: 2023-08-09 17:01  
Remarks: INTER ALIA  
APPURTENANT TO LOT A PLAN EPP110139 EXCEPT AIR  
SPACE PLAN EPP128967

Nature: EASEMENT  
Registration Number: CB814960  
Registration Date and Time: 2023-08-09 17:01  
Remarks: INTER ALIA  
PART SHOWN AS AREA 3 ON PLAN  
EPP130230; APPURTENANT TO LOT A PLAN EPP110139  
EXCEPT AIR SPACE PLAN EPP128967

Nature: EASEMENT  
Registration Number: CB814964  
Registration Date and Time: 2023-08-09 17:01  
Remarks: PART SHOWN AS AREAS 4 AND 6 ON PLAN EPP130230;  
APPURTENANT TO AIR SPACE PARCEL 1 AIR SPACE PLAN  
EPP128967

**COMMON PROPERTY SEARCH PRINT**

2026-06-05, 11:02:09  
Requestor: Paul Tedrick

File Reference: 947 Whirlway

Nature: EASEMENT  
Registration Number: CB814966  
Registration Date and Time: 2023-08-09 17:01  
Remarks: PART SHOWN AS AREA 3 ON PLAN EPP130230;  
APPURTENANT TO AIR SPACE PARCEL 2 AIR SPACE PLAN  
EPP128967

Nature: EASEMENT  
Registration Number: CB814970  
Registration Date and Time: 2023-08-09 17:01  
Remarks: INTER ALIA  
APPURTENANT TO LOT A PLAN EPP110139 EXCEPT AIR  
SPACE PLAN EPP128967

Nature: EASEMENT  
Registration Number: CB814974  
Registration Date and Time: 2023-08-09 17:01  
Remarks: INTER ALIA  
APPURTENANT TO LOT A PLAN EPP110139 EXCEPT AIR  
SPACE PLAN EPP128967

Nature: RESTRICTIVE COVENANT  
Registration Number: CB814976  
Registration Date and Time: 2023-08-09 17:01  
Remarks: INTER ALIA  
APPURTENANT TO LOT A PLAN EPP110139 EXCEPT AIR  
SPACE PLAN EPP128967

Nature: COVENANT  
Registration Number: CB814980  
Registration Date and Time: 2023-08-09 17:01  
Registered Owner: CITY OF LANGFORD  
Remarks: INTER ALIA

Nature: EASEMENT  
Registration Number: CB814984  
Registration Date and Time: 2023-08-09 17:01  
Remarks: INTER ALIA  
APPURTENANT TO LOT A PLAN EPP110139 EXCEPT AIR  
SPACE PLAN EPP128967

**COMMON PROPERTY SEARCH PRINT**

2026-06-05, 11:02:09

File Reference: 947 Whirlway

Requestor: Paul Tedrick

Nature: EASEMENT  
Registration Number: CB838820  
Registration Date and Time: 2023-08-21 11:35  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL 2 AIR SPACE PLAN  
EPP128967 AND LOT A PLAN EPP110139 EXCEPT AIR  
SPACE PLAN EPP128967

Nature: EASEMENT  
Registration Number: CB838822  
Registration Date and Time: 2023-08-21 11:35  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL 1 AIR SPACE PLAN  
EPP128967 AND LOT A PLAN EPP110139 EXCEPT AIR  
SPACE PLAN EPP128967

**Miscellaneous Notes:** NONE

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2026-06-05, 11:02:09

File Reference: 947 Whirlway

Requestor: Paul Tedrick

PARCEL IDENTIFIER (PID): 032-125-976

SHORT LEGAL DESCRIPTION:S/EPS9409/////114

MARG:

TAXATION AUTHORITY:

1 Langford, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 114 SECTION 112 ESQUIMALT DISTRICT STRATA PLAN EPS9409

TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS9409

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1


## PROPERTY NO-DISCLOSURE STATEMENT


DATE: 06/06/26

ADDRESS: 608 947 Whirlaway Cres Langford (the "Property")

In lieu of a detailed Property Disclosure Statement, the Seller is not making any representations or warranties about the Property. The Seller is aware of their obligation to disclose any known latent defects.

Authentisign  
*Luc Joseph Marcel Cardinal*   
SELLER'S SIGNATURE

  
\_\_\_\_\_  
SELLER'S SIGNATURE

  
\_\_\_\_\_  
SELLER'S SIGNATURE

Luc Joseph Marcel Cardinal  
PRINT NAME

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
WITNESS

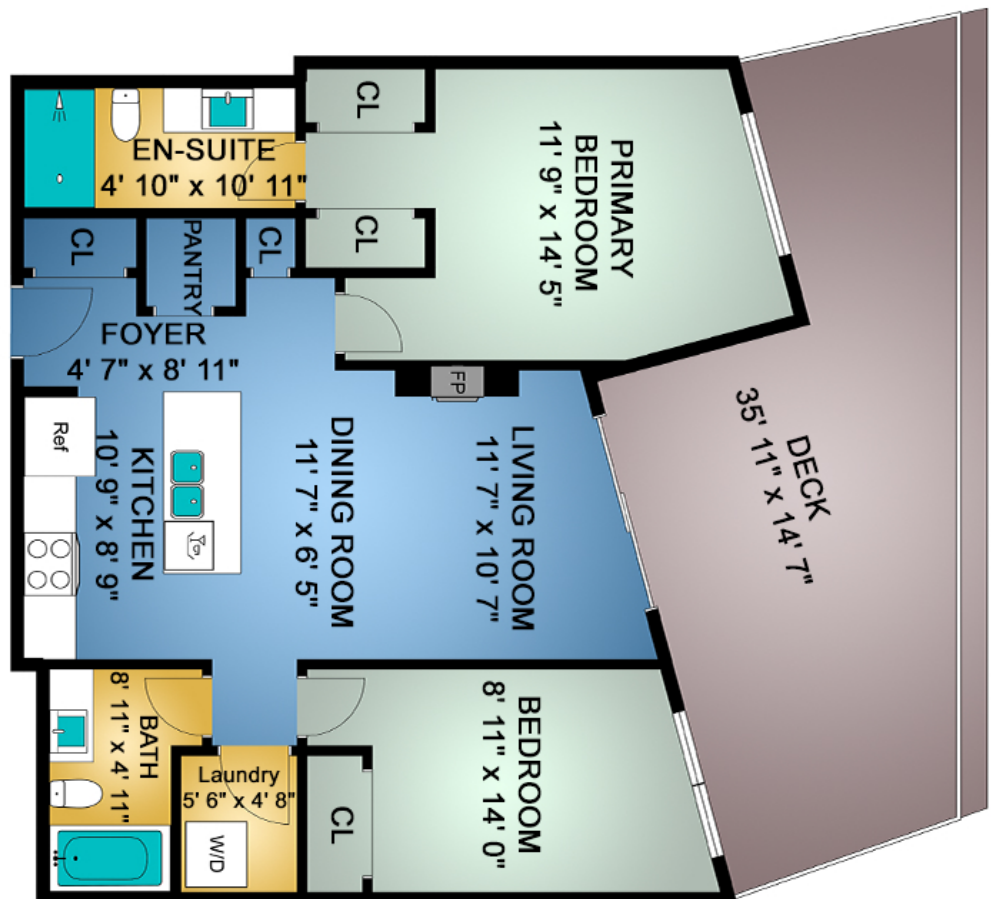
\_\_\_\_\_  
WITNESS

## Main Floor

Finished = 928  
(Ceiling Height 10' 11")

Deck = 340

Total = 1268



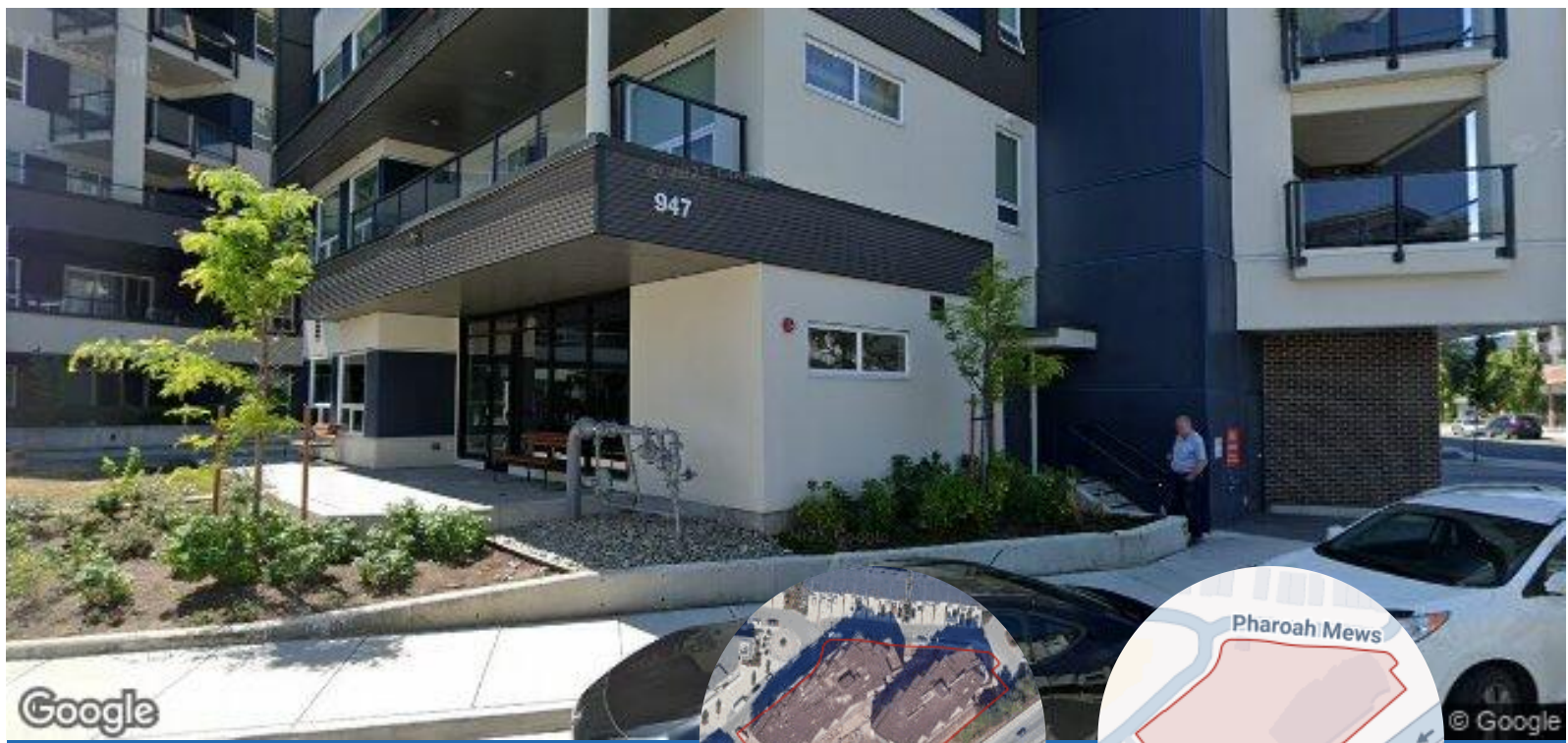
All measurements are approximate and should be verified by the Buyer if important



FLOOR PLAN PREPARED  
FOR EXCLUSIVE USE OF  
PAUL TEDRICK

# 608 - 947 Whirlaway Cres

Total Finished Area : 928 Sq Ft



## PROPERTY REPORT

608-947 WHIRLAWAY CR

Langford

V9B 6Z9

Canada

PID: 032-125-976

JUNE 4, 2026

PAUL TEDRICK  
Pemberton Holmes Ltd. (Dun)  
DUNCAN  
P: +1250-216-6020  
paul@paultedrick.ca  
www.paultedrick.ca

I'm more than a real estate agent. I'm a REALTOR®.

## Summary Sheet

# 608-947 WHIRLAWAY CR Langford BC V9B 6Z9

|                   |   |
|-------------------|---|
| PID               | 032-125-976   |
| Legal Description | STRATA LOT 114 SECTION 112 ESQUIMALT DISTRICT STRATA PLAN EPS9409 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V |
| Plan              | EPS9409   |
| Zoning            | C6C - Neighbourhood Mixed Use McCallum  |
| Community Plan(s) | OCP: <a href="#">Corridor</a> , not in ALR  |



|            |                    |               |                                    |
|------------|--------------------|---------------|------------------------------------|
| Year Built | 2023               | Structure     | STRATA-LOT RESIDENCE (CONDOMINIUM) |
| Lot Size   | -                  | Floor Area    | 928 Ft <sup>2</sup>                |
| Bathrooms  | 2                  | Bedrooms      | 2                                  |
| Max Elev.  | 86.17 m            | Min Elev.     | 80.96 m                            |
| Walk Score | 46 / Car-Dependent | Transit Score | -                                  |
| Tax Year   | 2025               | Annual Taxes  | \$2,905.07                         |

## ASSESSMENT

|          | 2025      | %      | 2026      |
|----------|-----------|--------|-----------|
| Building | \$147,000 | ↑ 1.36 | \$149,000 |
| Land     | \$443,000 | ↑ 1.13 | \$448,000 |
| Total    | \$590,000 | ↑ 1.19 | \$597,000 |

## APPRECIATION

|               | Date       | (\$)      | % Growth |
|---------------|------------|-----------|----------|
| Assessment    | 2026       | \$597,000 | ↑ 11.61  |
| Sales History | 15/02/2024 | \$534,900 | -        |

## RECENT MLS® HISTORY

|         | Status (Date)         | DOM | LP/SP       | Firm       |
|---------|-----------------------|-----|-------------|------------|
| 1024781 | Expired<br>12/03/2026 | 41  | \$589,000 / | eXp Realty |
| 1018867 | Expired<br>27/01/2026 | 84  | \$600,000 / | eXp Realty |
| 1017203 | Cancelled             | 23  | \$650,000 / | eXp Realty |

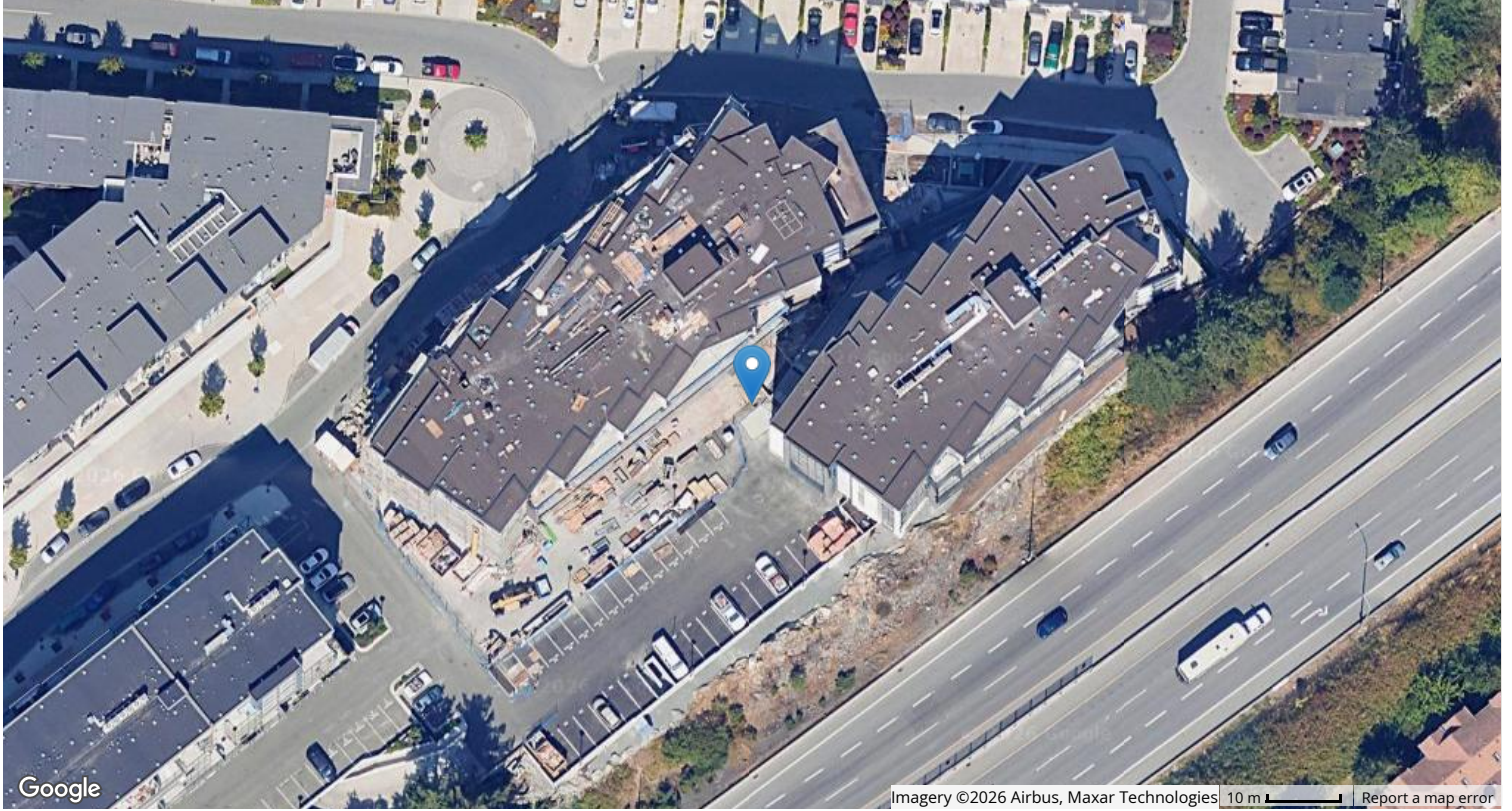
## DEVELOPMENT APPLICATIONS

-

Note: MLS® property information is provided under copyright© by the Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.

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

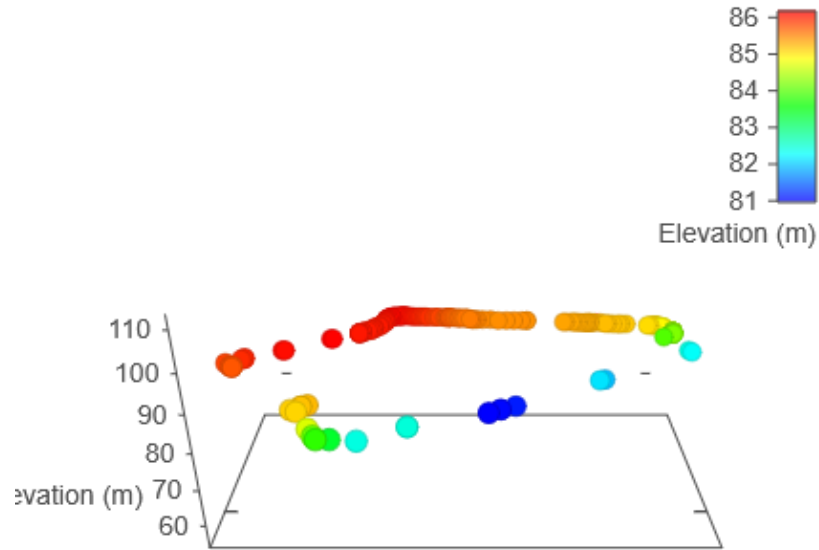
Google Views



Estimated Lot Dimensions and Topography

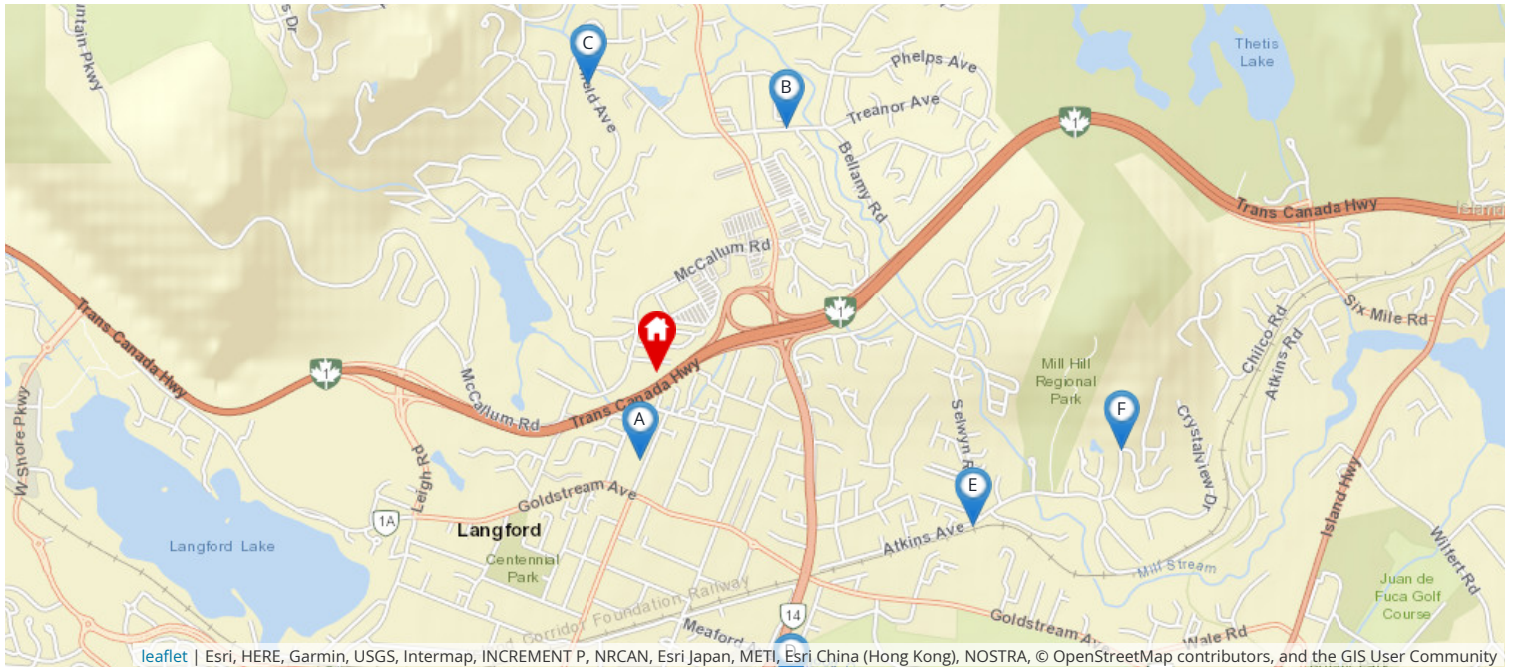


The lot dimensions shown are estimated and should be verified by survey plan.



## Nearest Schools

### Nearby Elementary Schools



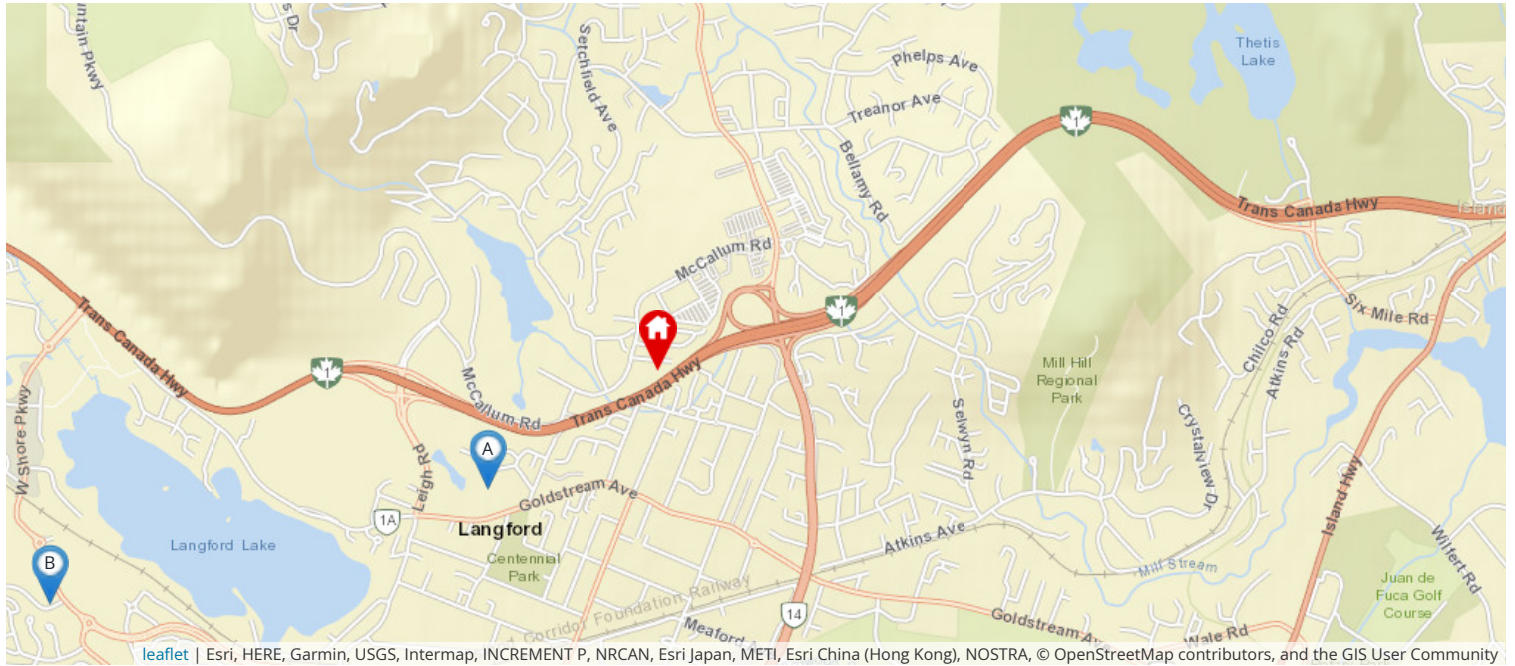
Legend: Subject Property Catchment School Other Schools

School District: Sooke (62)

#### Contact Information

| School's Name                   | Grades Covered | School District       | City     | Special Notes/Programs | Walking Time | Distance | Driving Time | Transit Time |
|---------------------------------|----------------|-----------------------|----------|------------------------|--------------|----------|--------------|--------------|
| A <a href="#">Ruth King</a>     | K - 5          | <a href="#">SD 62</a> | Langford |                        | 38 mins      | 2.7 km   | 6 mins       | 26 mins      |
| B <a href="#">Millstream</a>    | K - 6          | <a href="#">SD 62</a> | Victoria |                        | 25 mins      | 1.8 km   | 5 mins       | 11 mins      |
| C <a href="#">Lakewood</a>      | K - 5          | <a href="#">SD 62</a> | Victoria |                        | 27 mins      | 1.9 km   | 4 mins       | 27 mins      |
| D <a href="#">David Cameron</a> | K - 6          | <a href="#">SD 62</a> | Victoria |                        | 45 mins      | 3.2 km   | 11 mins      | 34 mins      |
| E <a href="#">Savory</a>        | K - 5          | <a href="#">SD 62</a> | Victoria |                        | 46 mins      | 3.2 km   | 7 mins       | 34 mins      |
| F <a href="#">Crystal View</a>  | K - 6          | <a href="#">SD 62</a> | Victoria |                        | 57 mins      | 4.0 km   | 9 mins       | 46 mins      |

## Nearby Middle Schools



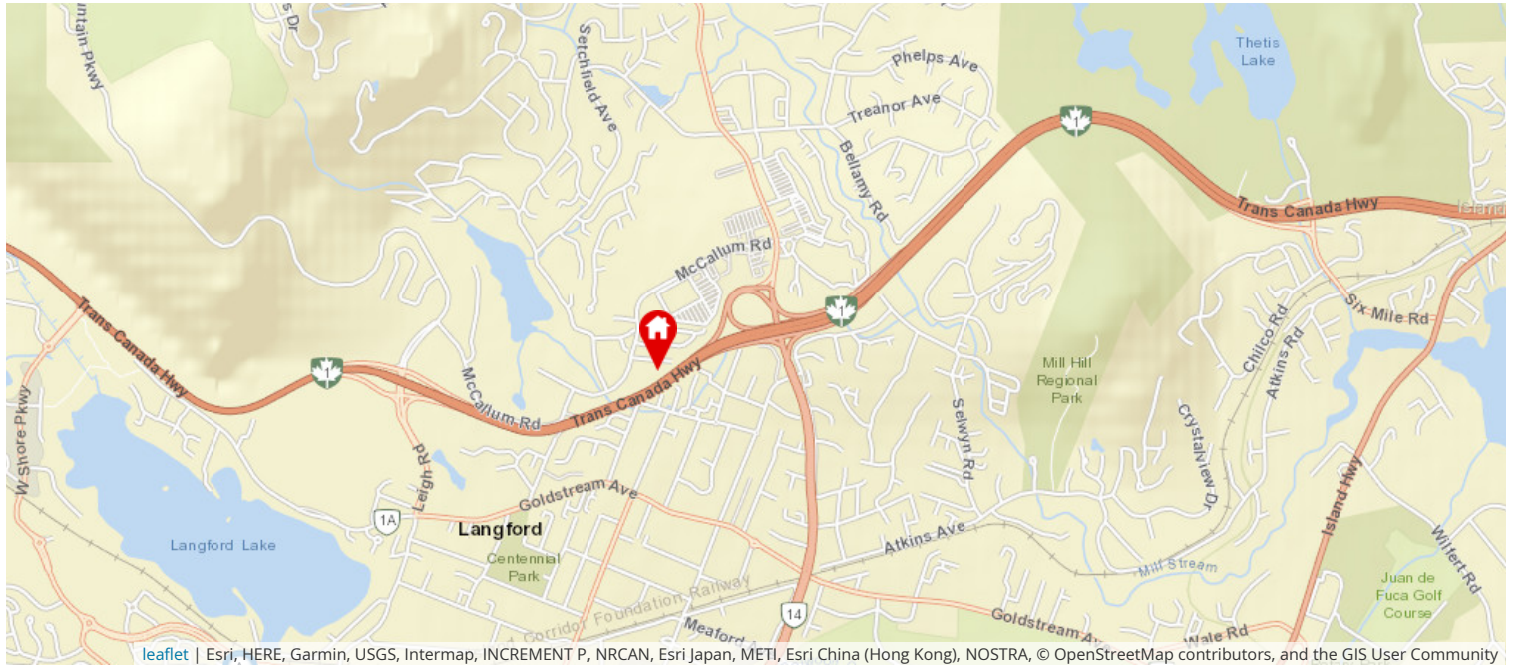
Legend: Subject Property Catchment School Other Schools

School District: Sooke (62)

### Contact Information

| School's Name  | Grades Covered | School District       | City     | Special Notes/Programs | Walking Time    | Distance | Driving Time | Transit Time   |
|--|----------------|-----------------------|----------|------------------------|-----------------|----------|--------------|----------------|
| A <a href="#">Spencer Middle</a>                       | 6 - 8          | <a href="#">SD 62</a> | Victoria |                        | 39 mins         | 2.8 km   | 6 mins       | 34 mins        |
| B <a href="#">Centre Mountain Lellum Middle School</a> | 6 - 8          | <a href="#">SD 62</a> | Victoria |                        | 1 hour 2 mins   | 4.4 km   | 8 mins       | 37 mins        |
| C <a href="#">Dunsmuir Middle</a>                      | 6 - 8          | <a href="#">SD 62</a> | Victoria |                        | 1 hour 27 mins  | 6.2 km   | 14 mins      | 47 mins        |
| D <a href="#">Westmont</a>                             | K - 12         | Independent           | Victoria | Montessori             | 2 hours 38 mins | 11.5 km  | 21 mins      | 1 hour 16 mins |
| E <a href="#">Journey Middle</a>                       | 6 - 8          | <a href="#">SD 62</a> | Sooke    |                        | 7 hours 7 mins  | 30.8 km  | 29 mins      | 1 hour 13 mins |

## Nearby Secondary Schools



**Legend:** Subject Property Catchment School Other Schools

School District: **Sooke (62)**

### Contact Information

| School's Name                                  | Grades Covered | School District       | City           | Special Notes/Programs | Walking Time    | Distance | Driving Time | Transit Time   |
|--|----------------|-----------------------|----------------|------------------------|-----------------|----------|--------------|----------------|
| A <a href="#">Belmont</a>                      | 9 - 12         | <a href="#">SD 62</a> | Victoria       | AP Program             | 50 mins         | 3.6 km   | 10 mins      | 34 mins        |
| B <a href="#">Brookes Westshore</a>            | 6 - 12         | Independent           | Shawnigan Lake |                        | 1 hour 8 mins   | 4.9 km   | 12 mins      | 50 mins        |
| C <a href="#">Lighthouse Christian Academy</a> | K - 12         | Independent           | Victoria       |                        | 58 mins         | 4.2 km   | 10 mins      | 51 mins        |
| D <a href="#">Royal Bay</a>                    | 9 - 12         | <a href="#">SD 62</a> | Victoria       | Secondary Ungraded     | 1 hour 52 mins  | 8.1 km   | 15 mins      | 44 mins        |
| E <a href="#">Westmont</a>                     | K - 12         | Independent           | Victoria       | Montessori             | 2 hours 38 mins | 11.5 km  | 21 mins      | 1 hour 16 mins |
| F <a href="#">Edward Milne</a>                 | 9 - 12         | <a href="#">SD 62</a> | Sooke          | AP Program             | 6 hours 31 mins | 28.3 km  | 26 mins      | 1 hour 3 mins  |

## Walk Score

947 WHIRLAWAY CR Langford, V9B 6Z9



Car-Dependent

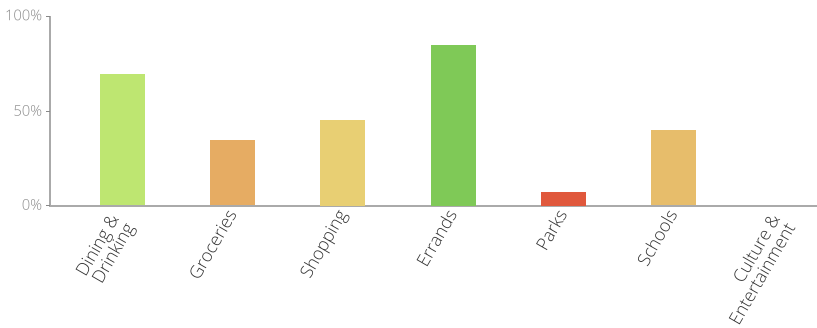
Most errands require a car



Bikeable

Some bike infrastructure

The Walk Score here is 46 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address





## **Section 6.43C – Neighbourhood Mixed-Use McCallum (C6C)**

*(Replaced by Bylaw No. 1662)*

*The intent of the C6C Zone is to integrate residential and commercial uses to create a pedestrian oriented neighbourhood.*

### **6.43C.01 Permitted Uses**

The following **uses** and no others are permitted in the C6C Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Apartment**;
- (3) **Apartment, senior citizens**;
- (4) **Assisted living**;
- (5) **Bakery**, not exceeding a **gross floor area** of 350 m<sup>2</sup> (3,767.4 ft<sup>2</sup>);
- (6) **Catering**;
- (7) **Charitable facility**;
- (8) **Community care facility**;
- (9) **Community garden**;
- (10) **Cultural facility**, excluding **drive-in theatres**;
- (11) **Dwelling, two-family**, subject to Section 3.07;
- (12) **Film production studio**;
- (13) **Financial institution**;
- (14) **Financial institution, drive-through**;
- (15) **Fitness centre**;
- (16) **Group daycare**, subject to Subsection 3.26.02;
- (17) **Home occupation**, subject to Section 3.09;
- (18) **Hotel**;
- (19) **Licensed premises**;
- (20) **Medical Clinics** and accessory related commercial uses;

- (21) **Office;**
- (22) **Personal service establishment;**
- (23) **Preschool;**
- (24) **Recreation facility, indoor;**
- (25) **Research and development facility;**
- (26) **Restaurant;**
- (27) **Retail store;**
- (28) **School;**
- (29) **Shopping centre;**
- (30) **Townhouse;**
- (31) **Training and education facility;**
- (32) **Uses accessory to a principal use permitted in this Zone;**
- (33) **Uses permitted by Section 3.01 of this Bylaw; and**
- (34) **Veterinary practice, in enclosed buildings.**

#### **6.43C.02 Subdivision Lot Requirements**

- (1) No **lot** having a **lot area** less than 695 m<sup>2</sup> (7,481.9 ft<sup>2</sup>) may be created by subdivision.
- (2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.
- (3) Despite Sections 6.43C.02(1) and (2), a **lot** with a **lot area** no less than 500 m<sup>2</sup> (5,382 ft<sup>2</sup>) and a **lot width** no less than 10 m (32.8 ft) may be created by subdivision for a **townhouse use**.

#### **6.43C.03 Density of Development**

- (1) There may not be more than 10 **dwelling units** in the C6C Zone.
- (2) Despite Section 6.43C.03(1), there may be more than 10 **dwelling units** in the C6C Zone on land whose legal description is set out in Table 1 of Schedule "AD" if the owner of the land proposed to be built upon pays to the City the amount specified in Column 4 of Table 1 of Schedule "AD" prior to the issuance of a Building Permit.
- (3) The **floor area ratio** may not exceed 6.0.

#### 6.43C.04 Lot Coverage

- (1) **Lot coverage** of all **buildings** and **structures** may not exceed 75%.
- (2) Despite Article 6.43C.04(1), the **lot coverage** of all **buildings** and **structures** may exceed 75% to a maximum of 90% if at least 75% of the required off-street parking is provided underground.
- (3) Despite Articles 6.43C.04(1) and (2), the **lot coverage** of all **buildings** and **structures** on **lots** containing **townhouse** or **two-family dwellings** may not exceed 60%.

#### 6.43C.05 Height and Size of Principal Use Buildings

- (1) No **building** or **structure** may exceed a **height** of six storeys.
- (2) Despite Article 6.43C.05(1), the **height** of a **building** or **structure** constructed pursuant to Article 6.43C.03(2) may exceed six storeys, provided that the owner has constructed any **highway** improvements recommended in a traffic impact study, completed to the satisfaction of the Director of Engineering, of the traffic impacts attributable to the additional **building height**;
- (3) Despite Articles 6.43C.05(1) and (2), no **townhouse** or **two-family dwelling building** may exceed a **height** of three storeys.

#### 6.43C.06 Setbacks

No **building** or **structure** may be located:

- (1) Within 2 m (6.6 ft) of any **lot line** that **abuts** a **highway**, except that no **garage** or **carport** may be located within 5.5 m (18 ft) of the **highway** from which it has access; or
- (2) Within 5.5 m (18 ft) of any **lot line** that **abuts** Strata Plan VIS5695; or

#### 6.43C.07 Regulations of Use

Despite, Subsection 6.43C.01, the **use** of any lot **abutting** Strata Plan VIS5695 is restricted to:

- (1) **Accessory buildings** and **structures**, subject to Section 3.05;
- (2) **Dwelling, two-family**, subject to Section 3.07;
- (3) **Home occupation**, subject to Section 3.09; and
- (4) **Townhouse**.

#### 6.43C.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following requirements apply to landscape screening in the C6C Zone:

- (1) A **landscape and screening area** not less than 1 m (3.3 ft) in width containing a decorative fence together with decorative planting of not less than 1.8 m (5.9 ft) in **height** must be provided along all **lot lines** separating the **lot** from any **Residential Zone** or **Multiple Residential Zone**.

## 608-947 WHIRLWAY CRES LANGFORD V9B 6Z9

Area-Jurisdiction-Roll: 01-327-07556.414



**Total value \$597,000**

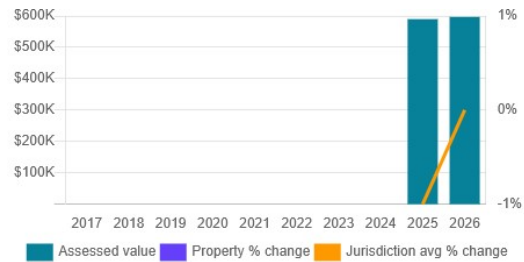
2026 assessment as of July 1, 2025

Previous year value \$590,000

### Property value history

|      |       |           |
|------|-------|-----------|
| 2026 | +1%   | \$597,000 |
| 2025 | +100% | \$590,000 |
| 2024 | 0%    | \$0       |
| 2023 | 0%    | \$0       |
| 2022 | 0%    | \$0       |

### Property value and City of Langford jurisdiction change



### Property information

|                        |                          |
|------------------------|--------------------------|
| Year built             | 2023                     |
| Description            | Strata Apartment - Frame |
| Bedrooms               | 2                        |
| Baths                  | 2                        |
| Carports               |                          |
| Garages                |                          |
| Land size              |                          |
| First floor area       |                          |
| Second floor area      |                          |
| Basement finish area   |                          |
| Strata area            | 928                      |
| Building storeys       | 1                        |
| Gross leasable area    |                          |
| Net leasable area      |                          |
| No. of apartment units |                          |

### Legal description and parcel ID

STRATA LOT 114, PLAN EPS9409, SECTION 112, ESQUIMALT LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 032-125-976

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width  
Length  
Total area



**Paul Tedrick**  
 Cell: 250-216-6020  
 paul@paultedrick.ca  
 www.paultedrick.ca



YOUR COWICHAN VALLEY REAL ESTATE CONNECTION



## Public Records Full Property Report

### Property Identification & Legal Description

**Address:** 608 947 WHIRLAWAY CRES LANGFORD BC V9B 6Z9  
**Jurisdiction:** City of Langford  
**Roll No:** 7556414 **Assessment Area:** 1  
**PID No:** 032-125-976 **MHR No:**  
**Neighbourhood:** Langford East  
**Legal Unique ID:** J00000AJ54  
**Legal Description:** STRATA LOT 114, PLAN EPS9409, SECTION 112, ESQUIMALT LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

### 2025 Municipal Taxes

**Gross Taxes:** \$2,905

### 2026 Assessed Values

#### VALUATION:

|  |               |             |                |              |
|--|---------------|-------------|----------------|--------------|
|  | <b>Value:</b> | <b>Land</b> | <b>Improve</b> | <b>Total</b> |
|  |               | \$448,000   | \$149,000      | \$597,000    |

#### GENERAL:

|                      |  |             |                |              |
|----------------------|--|-------------|----------------|--------------|
|                      |  | <b>Land</b> | <b>Improve</b> | <b>Total</b> |
| <b>Gross Value:</b>  |  | \$448,000   | \$149,000      | \$597,000    |
| <b>Exempt Value:</b> |  | \$0         | \$0            | \$0          |
| <b>Net Value:</b>    |  | \$448,000   | \$149,000      | \$597,000    |

#### SCHOOL:

|                      |  |             |                |              |
|----------------------|--|-------------|----------------|--------------|
|                      |  | <b>Land</b> | <b>Improve</b> | <b>Total</b> |
| <b>Gross Value:</b>  |  | \$448,000   | \$149,000      | \$597,000    |
| <b>Exempt Value:</b> |  | \$0         | \$0            | \$0          |
| <b>Net Value:</b>    |  | \$448,000   | \$149,000      | \$597,000    |

#### BC TRANSIT:

|                      |  |             |                |              |
|----------------------|--|-------------|----------------|--------------|
|                      |  | <b>Land</b> | <b>Improve</b> | <b>Total</b> |
| <b>Gross Value:</b>  |  | \$448,000   | \$149,000      | \$597,000    |
| <b>Exempt Value:</b> |  | \$0         | \$0            | \$0          |
| <b>Net Value:</b>    |  | \$448,000   | \$149,000      | \$597,000    |

### Last Three Sales Per BCA

|                        |              |                    |                                      |
|------------------------|--------------|--------------------|--------------------------------------|
| <b>Conveyance Date</b> | <b>Price</b> | <b>Document No</b> | <b>Conveyance Type</b>               |
| 2024-02-15             | \$534,900    | CB1165671          | Improved Single Property Transaction |

### Other Property Information

|                          |               |                           |                                    |
|--------------------------|---------------|---------------------------|------------------------------------|
| <b>Lot SqFt:</b>         |               | <b>Lot Width:</b>         |                                    |
| <b>Lot Acres:</b>        |               | <b>Lot Depth:</b>         |                                    |
| <b>Tenure:</b>           | Crown-Granted | <b>Actual Use:</b>        | Strata-Lot Residence (Condominium) |
| <b>School District:</b>  | Sooke         | <b>Manual Class:</b>      | Strata Apartment - Frame           |
| <b>Vacant Flag:</b>      | No            | <b>Reg District:</b>      | Capital                            |
| <b>BC Transit Flag:</b>  | Yes           | <b>Reg Hosp Dist:</b>     | Capital                            |
| <b>Farm No:</b>          |               | <b>Mgd Forest No:</b>     |                                    |
| <b>DB Last Modified:</b> | 2026-01-01    | <b>Rec Last Modified:</b> | 2026-01-01                         |

### Assessment & Tax History

|             |                       |                    |
|-------------|-----------------------|--------------------|
| <b>Year</b> | <b>Assessed Value</b> | <b>Gross Taxes</b> |
| 2025        | \$590,000             | \$2,905            |