

## PROPERTY REPORT

479 PHELPS AV

Langford

V9B 3H8

Canada

PID: 014-655-136

MAY 18, 2022

# TROY PETERSEN PREC\*

\*PERSONAL REAL ESTATE CORPORATION





## BC LTSA - Ownership

Status	Content
REGISTERED	CA8863593 Victoria, HI*, N*
CANCELLED	CA6595998 Victoria, JE*, N*
CANCELLED	ES74772 Victoria, PA*, D*
CANCELLED	EN73469 Victoria, LU*, A*
CANCELLED	EJ78973 Victoria, LU*, A*
CANCELLED	EC127280 Victoria, ST*, S*
CANCELLED	EC82570 Victoria, CA*

## BC LTSA - Notes

PARCEL IDENTIFIER (PID): 014-655-136

SHORT LEGAL DESCRIPTION:S/49009/////6

MARG:

TAXATION AUTHORITY:

1 Langford, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 6, SECTION 1, RANGE 2 WEST, HIGHLAND DISTRICT, PLAN 49009

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VIP49009

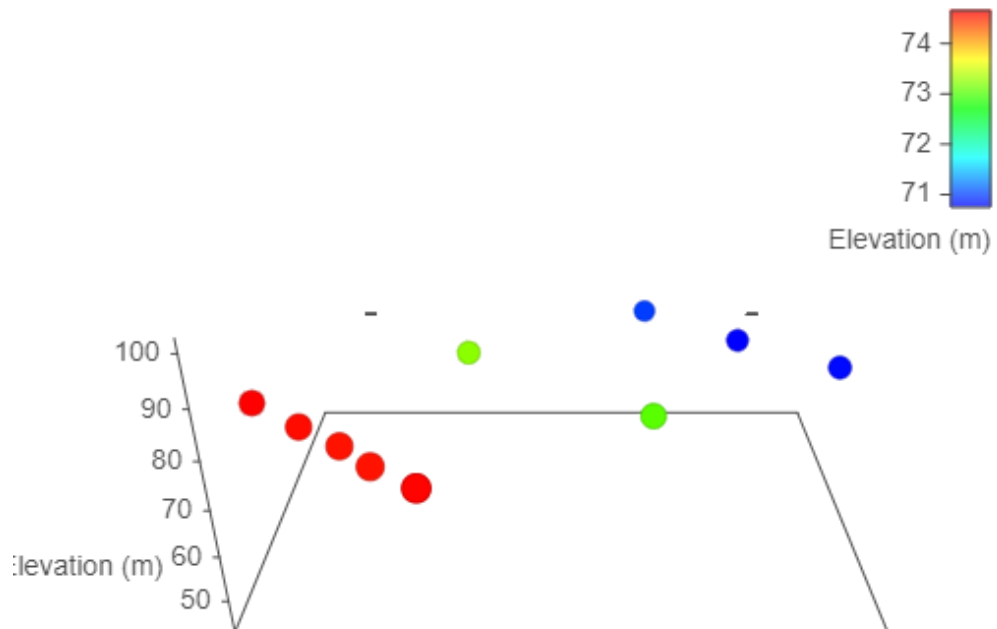
AFB/IFB: MN: N PE: 0 SL: 1 TI: 1



## Estimated Lot Dimensions and Topography

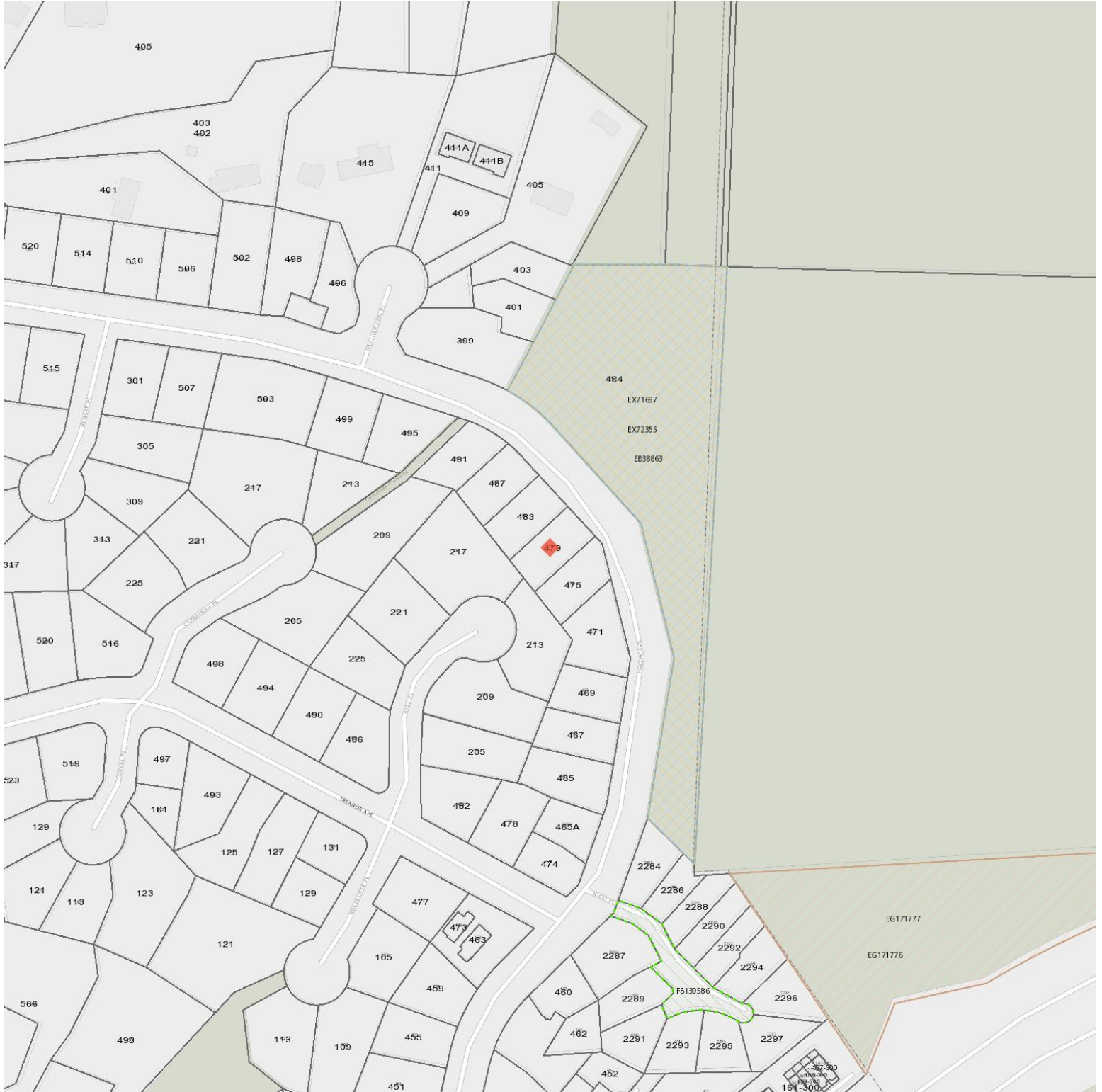


The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 74.65 m | Min Elevation: 70.75 m | Difference: 3.90 m

# Legal



## Legend

- Right of Way
- Not Active
- Other

- Covenant
- Right of Way
- Not Active

- Lease or License
- Covenant
- Service Code

- Other
- Lease or License

# Water Features & Drainage



## Legend

- Stream or Ditch
- Stream or Ditch
- Stream or Ditch
- Stream or Ditch
- River
- Pond
- Lake
- Reservoir
- Wetland
- Full Watershed
- Sub Watershed



# Contours



## Legend

- |                |         |        |        |
|----------------|---------|--------|--------|
| Shoreline 1.6m | Hundred | Twenty | Twenty |
| Ten            | Five    | Metre  | 2      |
| 5              | 10      | 20     | 30     |
| 50             | 100     | 200    |        |

# Walkscore

479 PHELPS AV Langford, V9B 3H8



Car-Dependent

Almost all errands require a car



Some Transit

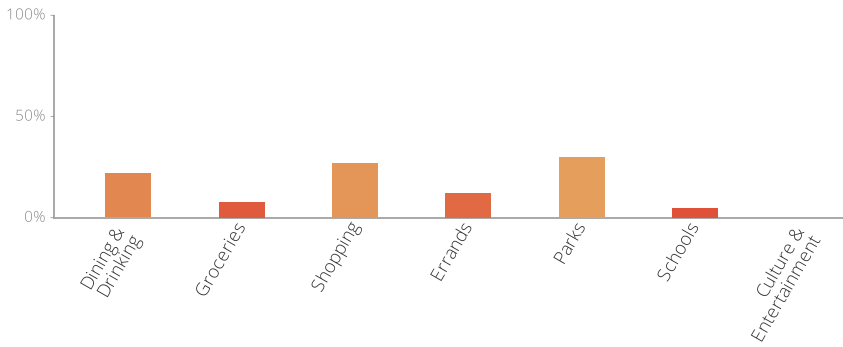
A few nearby public transportation options



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 15 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

