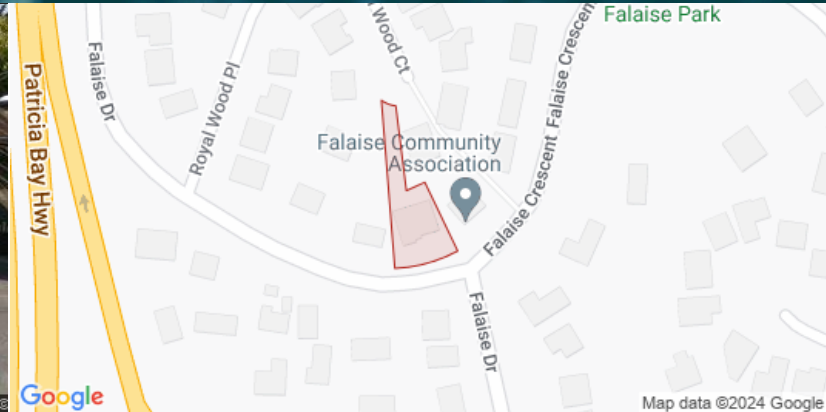
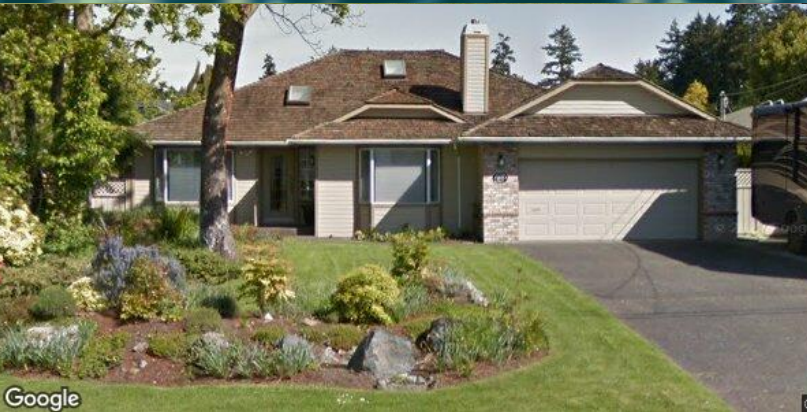


# TROY PETERSEN PREC\*

\*PERSONAL REAL ESTATE CORPORATION



## 4631 FALAISE DR Saanich BC V8Y 1B4

PID	012-841-293	Legal Description	LOT 28 SECTION 109 LAKE DISTRICT PLAN 47855				
Zoning	RS-10 - Single Family Dwelling Zone	Plan	VIP47855				
Registered Owner	BA*, D*	Community Plans(s)	LAP: Royal Oak, not in ALR				
Floor Area	1864 Ft <sup>2</sup>	Max Elevation	61.84 m	Year Built	1989	Transit Score	63 / Good Transit
Lot Size	15117.28 ft <sup>2</sup>	Min Elevation	59.14 m	Bedrooms	3	Walk Score	71 / Very Walkable
Dimensions	-	Annual Taxes	\$5,042.00	Bathrooms	2	Structure	SINGLE FAMILY DWELLING

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
791050	Sold 12/09/2018	46	\$929,000 / \$900,000	Jonesco Real Estate Inc
425593	Sold 31/05/2007	29	\$615,000 / \$600,000	Pemberton Holmes - Cloverdale

### APPRECIATION

	Date	(\$)	% Change
Assessment	2024	\$1,232,000	36.89 %
Sales History	12/09/2018	\$900,000	50.00 %
	25/05/2007	\$600,000	96.72 %
	01/09/2004	\$305,000	

### ASSESSMENT

	2023	2024	% Change
Building	\$464,000	\$475,000	2.37 %
Land	\$756,000	\$757,000	
Total	\$1,220,000	\$1,232,000	

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Middle	Nearest Secondary
Catchment	Lochside	Royal Oak	Claremont
District	SD 63	SD 63	SD 63
Grades	K - 5	6 - 8	9 - 12

### DEVELOPMENT APPLICATIONS

No records found for this parcel

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

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