

PROPERTY REPORT

25-4525 WILKINSON RD

Saanich

V8Z 5C3

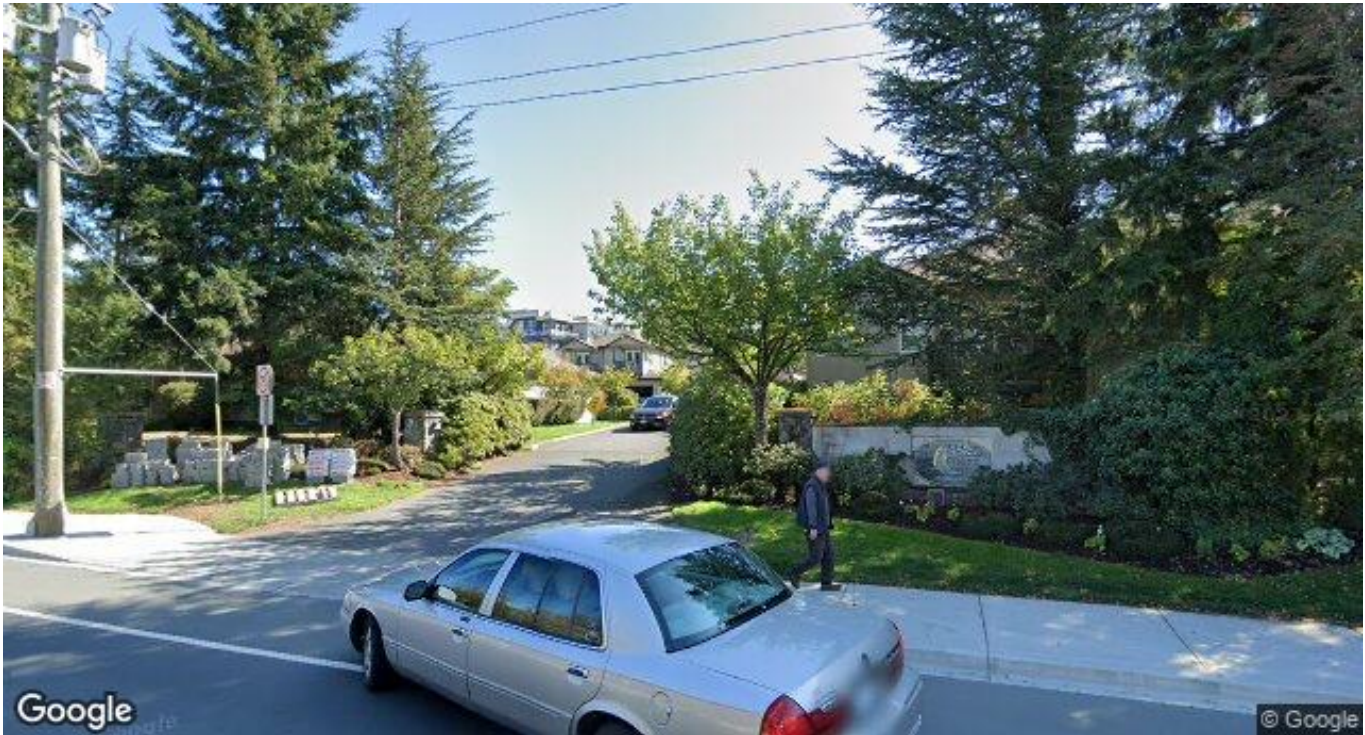
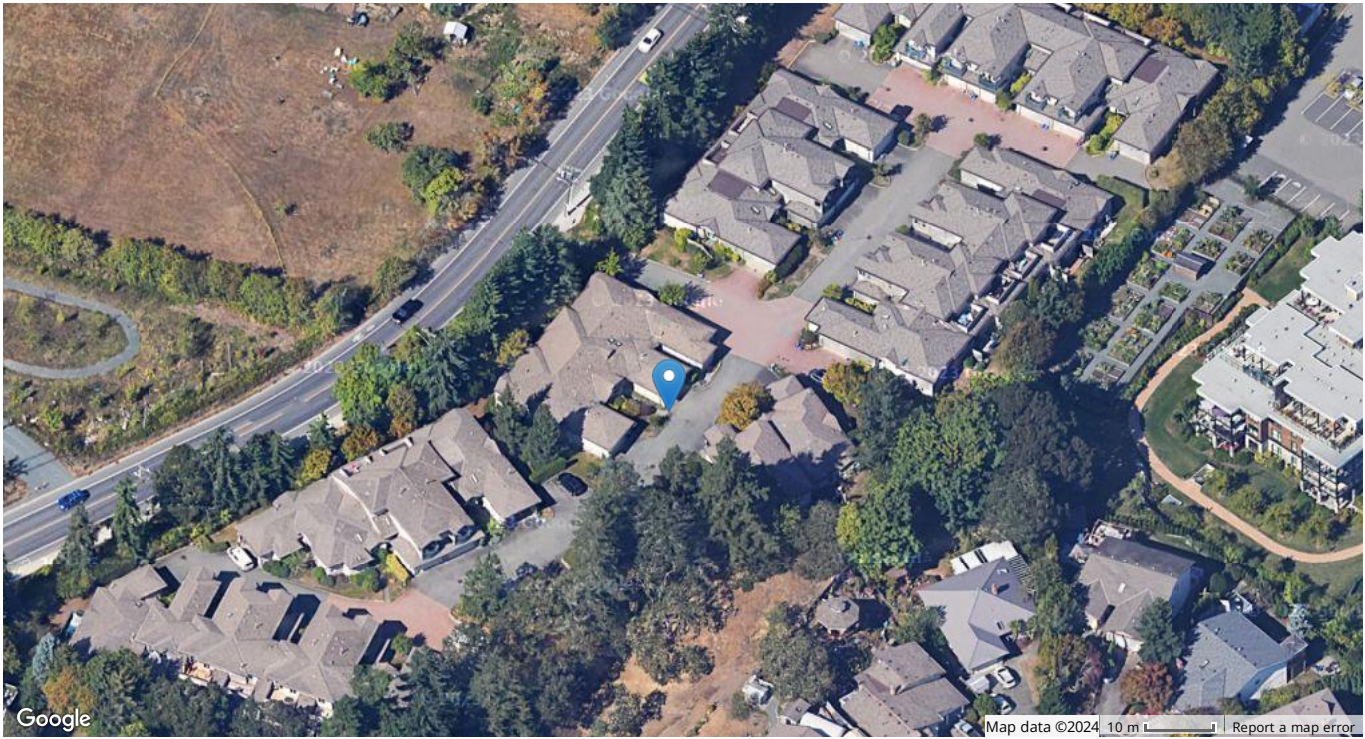
Canada

PID: 023-818-913

FEBRUARY 21, 2024

TROY PETERSEN PREC*

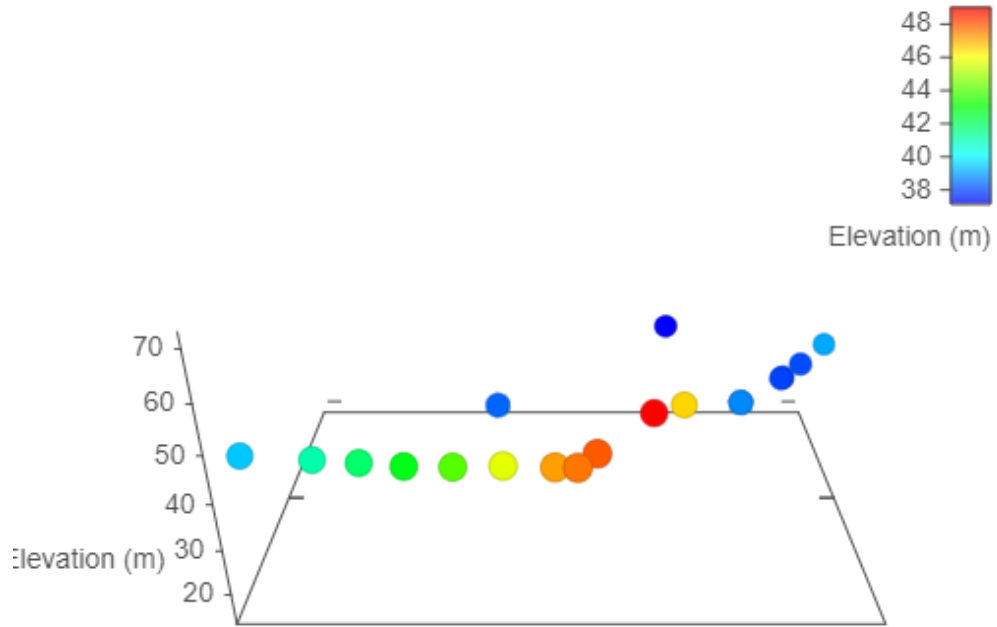
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Estimated Lot Dimensions and Topography



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



Max Elevation: 48.99 m | Min Elevation: 37.13 m | Difference: 11.86 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
- ▭ Pond
- ▭ Full Watershed
- Stream or Ditch
- ▭ Lake
- ▭ Sub Watershed
- Stream or Ditch
- ▭ Reservoir
- ▭ River
- ▭ Wetland

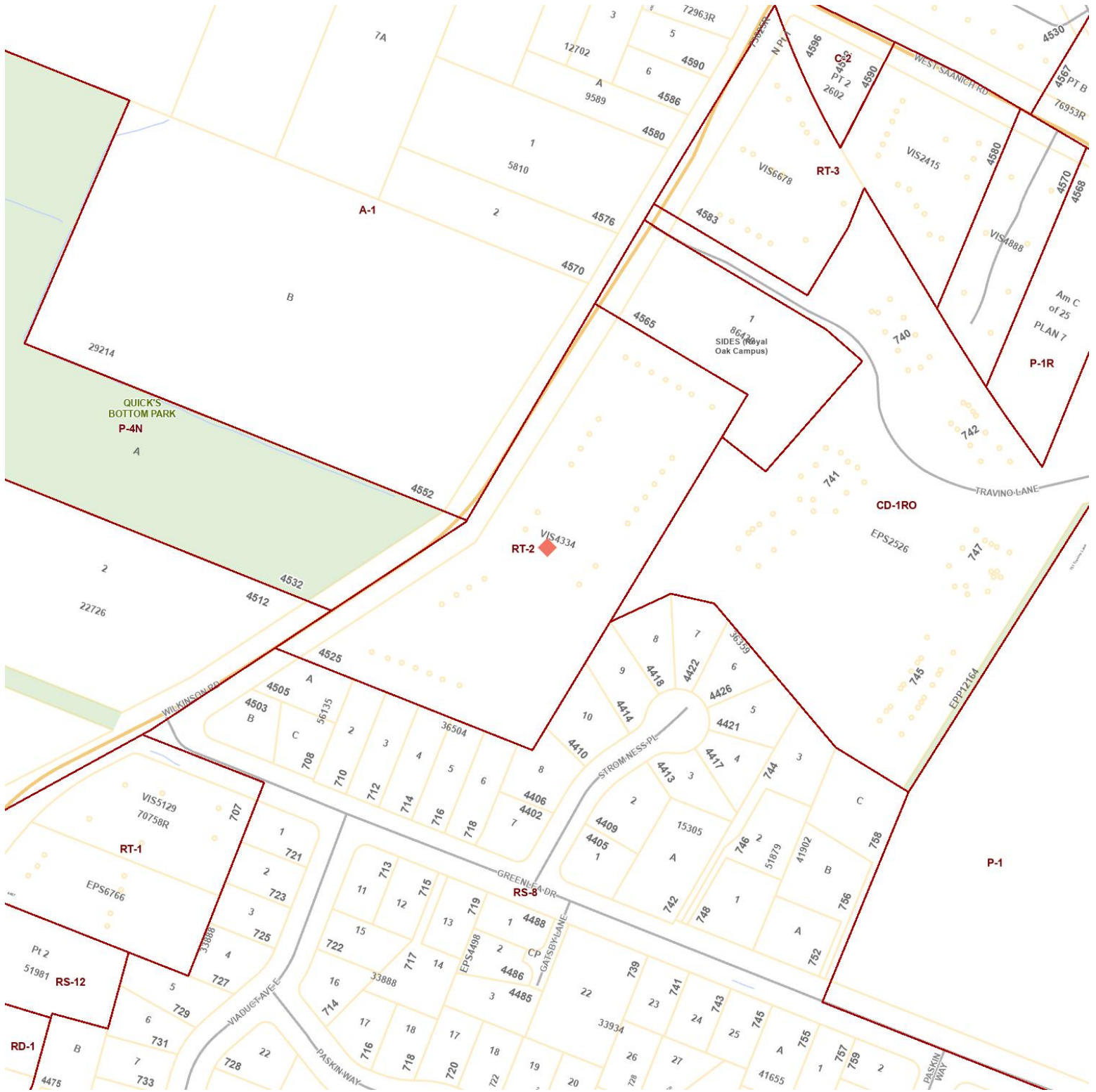
Contours



Legend

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

Legal



Legend

- Address
- Municipal Boundary
 - Major
 - Highway
 - Natural
 - Parcel
 - Pacific Ocean

- Ocean Label
- CRD Region
 - Collector
 - Major
 - Water Body
 - Parcel
 - Zoning

- Facilities
- Local Area Boundary
 - Bridge
 - Other
 - Parks
 - PMBC
 - Legal

- Schools
- Highway
 - Other
 - Man-made
 - Parks
 - Bridge

Development Applications



Legend

- | | | | |
|---|--|---|--|
| <ul style="list-style-type: none"> Address Municipal Boundary Major Highway Natural Parcel Pacific Ocean DEVELOPMENT VARIANCE PERMIT SUBDIVISION | <ul style="list-style-type: none"> Ocean Label CRD Region Collector Major Water Body Parcel AGRICULTURAL LAND RESERVE GARDEN SUITE | <ul style="list-style-type: none"> Facilities Local Area Boundary Bridge Other Parks PMBC DEVELOPMENT PERMIT HERITAGE | <ul style="list-style-type: none"> Schools Highway Other Man-made Parks Bridge DEVELOPMENT PERMIT AMENDMENT REZONING |
|---|--|---|--|

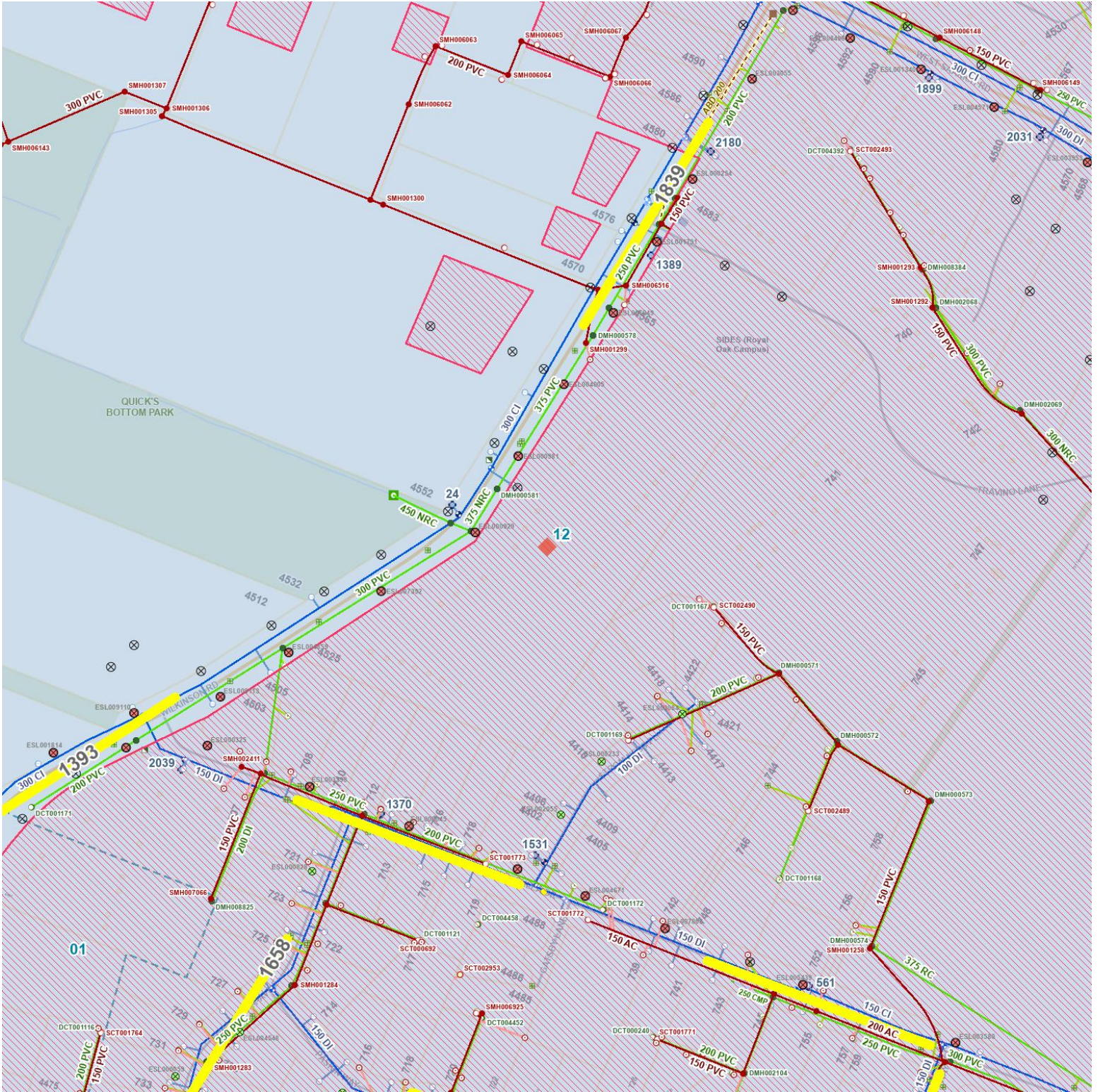
Contours



Legend

- | | | | |
|--------------------|-------------|---------------------|----------|
| Address | Ocean Label | Facilities | Schools |
| Municipal Boundary | CRD Region | Local Area Boundary | Highway |
| Major | Collector | Bridge | Other |
| Highway | Major | Other | Man-made |
| Natural | Water Body | Parks | Parks |
| Parcel | Parcel | PMBC | Bridge |
| Pacific Ocean | Contour (m) | | |

Infrastructure



Legend

| Address | Ocean Label | Facilities | Schools |
|---|---|---|--------------------------------------|
| Municipal Boundary | CRD Region | Local Area Boundary | Highway |
| Major | Collector | Bridge | Other |
| Highway | Major | Other | Man-made |
| Natural | Water Body | Parks | Parks |
| Parcel | Parcel | PMBC | Bridge |
| Pacific Ocean | Planned | Under Construction | Service Plate |
| Pole Mount | Steel Standard | Post Top | Down Facing |
| Double Davit | Wall Pack | Decorative | Tunnel |
| Unknown | Utility Pole | Standard | Inspection |
| Cap | Sewer Manhole | Main | Lateral |
| Main Cap | Air Release Chamber | Junction Chamber | Observation Chamber |
| Overflow Chamber | Pigging Chamber | Pump Station | Storage Basin Or Tank |
| Transition Chamber | Valve Chamber | Air Release | Drain |
| Simple Check | Gate | Sewer Gravity Main | Sewer Pressurized Main |
| Sewer Lateral | Sewer Service area | Standard | Inspection |
| Cap | Sewer Manhole - External | Main | Lateral |
| Main Cap | AirReleaseChamber | JunctionChamber | ObservationChamber |
| OverflowChamber | PiggingChamber | PumpStation | StorageBasinOrTank |
| TransitionChamber | ValveChamber | AirRelease | Drain |
| SimpleCheck | Gate | Sewer Gravity Main - External | Sewer Pressurized Main - External |
| Sewer Lateral - External | Cleanout : Lateral | Cleanout : Main | Connection : Cap |
| Connection : Inspection | Connection : Standard | Control Valve : Air Release | Control Valve : Drain |
| Control Valve : Simple Check | Discharge Point | Fitting : Junction | Fitting : Main Cap |
| Manhole | Meter | Network Structure : Air Release Chamber | Network Structure : Junction Chamber |
| Network Structure : Pump Station | Network Structure : Storage Basin Or Tank | Network Structure : Transition Chamber | Network Structure : Overflow Chamber |
| Pump | Service Valve : Gate | Point: Observation | Network Structure : Valve Chamber |
| Gravity Main : Outfall | Service Valve : Gate | Gravity Main : Collector | Point: Vent |
| Pressurized Main : Force | Gravity Main : Overflow | Gravity Main : Trunk | Gravity Main : Inverted Siphon |
| Storm Manhole | Standard | Inspection | Lateral Line |
| Storm Catch Basin | Storm Cleanout | Storm Main Cap | Cap |
| Storm Outlet | Storm Network Structure | Storm Gravity Main | Storm Silt Trap |
| Cleanout : Lateral | Catch Basin : Catch Basin | Catch Basin : Oil Interceptor | Storm Lateral |
| Connection : Standard | Cleanout : Main | Connection : Cap | Catch Basin : Silt Trap |
| Manhole | Fitting : Junction | Fitting : Main Cap | Connection : Inspection |
| Gravity Main : Culvert | Network Structure : Pump Station | Gravity Main : Box Culvert | Fitting : Reducer |
| Water Quality Station | Lateral : Lead | Lateral : Standard | Gravity Main : Collector |
| Air | Water Meter | Water Hydrant | Lateral : Wye |
| Hydrant | Branch | Check | Water Main Cap |
| Pressure Regulating | Mainline | Service | Flush |
| Water Service Line | Water Pump Station | Water Reservoir | Zone Boundary |
| Water Pressure zone | Water PRV Assembly | Water Structure | Water Pressurized Main |
| Water Main Cap - External | Water Quality Station - External | Water Meter - External | Water Service Boundary |
| Flush | Air | Branch | Water Hydrant - External |
| Zone Boundary | Hydrant | Mainline | Check |
| 0 - 450 | Pressure Regulating | Water Pump Station - External | Service |
| Control Valve : Pressure Regulating Valve | 450 - 1200 | Water Service Line - External | Water Reservoir - External |
| Pump Station | Fitting : Cap | Fitting : Coupling | Bulk Meter |
| System Valve : Check | Hydrant | Manhole | Fitting : Reducer |
| System Valve : Service | Reservoir | System Valve : Air | Meter |
| Service : Standard | System Valve : Check | System Valve : Hydrant | System Valve : Branch |
| | System Valve : Zone Valve | Pressurized Main : Distribution | System Valve : Mainline |
| | Service : Hydrant | Service : Fire | Pressurized Main : Transmission |

Environmental - Streamside DPA and Water Bodies



Legend

- | | | | |
|--|--|---|---|
| <ul style="list-style-type: none"> Address Municipal Boundary Major Highway Natural Parcel Pacific Ocean 15m Functional at Risk Functional at Risk | <ul style="list-style-type: none"> Ocean Label CRD Region Collector Major Water Body Parcel 30m 10m Nonfunctional | <ul style="list-style-type: none"> Facilities Local Area Boundary Bridge Other Parks PMBC 25m 5m Not Rated | <ul style="list-style-type: none"> Schools Highway Other Man-made Parks Bridge 20m Proper Functioning Condition Proper Functioning Condition |
|--|--|---|---|

Walk Score

25 4525 WILKINSON RD Saanich, V8Z 5C3



Somewhat Walkable

Some errands can be accomplished on foot



Good Transit

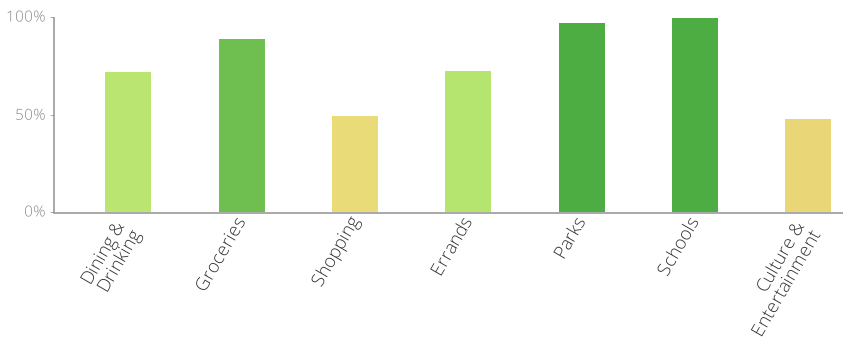
Many nearby public transportation options



Very Bikeable

Biking is convenient for most trips

The Walk Score here is 65 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



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25-4525 WILKINSON RD Saanich BC V8Z 5C3

PID 023-818-913

Legal Description STRATA LOT 9 SECTION 9 LAKE DISTRICT STRATA PLAN VIS4334 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Zoning RT-2 - Attached Housing Zone

Plan VIS4334

Registered Owner

Community Plans(s) LAP: Royal Oak, not in ALR

| | | | | | | | |
|-------------------|----------------------|----------------------|------------|-------------------|------|----------------------|-------------------------------------|
| Floor Area | 1871 Ft ² | Max Elevation | 48.99 m | Year Built | 1997 | Transit Score | 64 / Good Transit |
| Lot Size | - | Min Elevation | 37.13 m | Bedrooms | 3 | Walk Score | 65 / Somewhat Walkable |
| Dimensions | - | Annual Taxes | \$3,484.00 | Bathrooms | 3 | Structure | ROW HOUSING (SINGLE UNIT OWNERSHIP) |

MLS HISTORY

| | Status (Date) | DOM | LP/SP | Firm |
|--------|-----------------|-----|-----------------------|-------------------------------|
| 344663 | Sold 27/09/2004 | 60 | \$299,500 / \$295,000 | Re/Max Camosun |
| 385725 | Sold 24/02/2006 | 12 | \$349,000 / \$349,000 | Boorman's - Real Estate |
| 538024 | Sold 30/07/2010 | 14 | \$427,000 / \$427,000 | Pemberton Holmes - Cloverdale |

APPRECIATION

| | Date | (\$) | % Change |
|----------------------|------------|-----------|----------|
| Assessment | 2024 | \$810,000 | 89.70 % |
| Sales History | 29/07/2010 | \$427,000 | 22.35 % |
| | 24/02/2006 | \$349,000 | 18.31 % |
| | 28/09/2004 | \$295,000 | |

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 |

ASSESSMENT

| | 2023 | 2024 | % Change |
|-----------------|-----------|-----------|----------|
| Building | \$178,000 | \$171,000 | -3.93 % |
| Land | \$665,000 | \$639,000 | -3.91 % |
| Total | \$843,000 | \$810,000 | -3.91 % |

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.