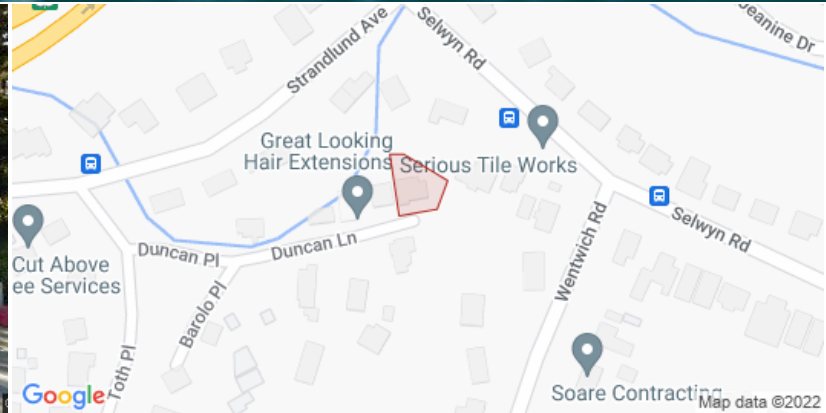


TROY PETERSEN PREC*

*PERSONAL REAL ESTATE CORPORATION



2533 DUNCAN LN Langford BC V9B 3P2

PID	028-031-326	Legal Description	STRATA LOT 4 SECTIONS 108 AND 109 ESQUIMALT DISTRICT STRATA PLAN VIS6842 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V				
Zoning	R2 - One - and Two - Family Residential	Plan	VIS6842				
Registered Owner	MC*, B*	Community Plans(s)	OCP: Neighbourhood, not in ALR				
Floor Area	2500 Ft ²	Max Elevation	77.76 m	Year Built	2010	Transit Score	48 / Some Transit
Lot Size	-	Min Elevation	76.13 m	Bedrooms	4	WalkScore	22 / Car-Dependent
Dimensions	-	Annual Taxes	\$4,245.00	Bathrooms	4	Structure	RESIDENTIAL DWELLING WITH SUITE

MLS HISTORY

Status (Date)	DOM	LP/SP	Firm
855065 Sold 31/12/2020	54	\$850,000 / \$830,000	Sutton Group West Coast Realty

APPRECIATION

Date	(\$)	% Change
Assessment 2022	\$1,042,000	25.54 %
Sales History 15/01/2021	\$830,000	315.00 %
18/08/2009	\$200,000	

SCHOOL DISTRICT

	Nearest Elementary	Nearest Middle	Nearest Secondary
Catchment	Savory	Spencer Middle	Belmont
District	SD 62	SD 62	SD 62
Grades	K - 5	6 - 8	9 - 12

ASSESSMENT

	2021	2022	% Change
Building	\$469,000	\$618,000	31.77 %
Land	\$331,000	\$424,000	28.10 %
Total	\$800,000	\$1,042,000	30.25 %

DEVELOPMENT APPLICATIONS

No records found for this parcel

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

Google Views



Google

Map data ©2022 10 m | Report a map error



Google

© Google

BC LTSA - Ownership

Status	Content
REGISTERED	CA8708729 Victoria, MC*, B*
CANCELLED	FB291724 Victoria, KR*
CANCELLED	FB291710 Victoria, PA*, K*

BC LTSA - Notes

PARCEL IDENTIFIER (PID): 028-031-326

SHORT LEGAL DESCRIPTION:S/VIS6842/////4

MARG:

TAXATION AUTHORITY:

1 Langford, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 4 SECTIONS 108 AND 109 ESQUIMALT DISTRICT STRATA PLAN VIS6842
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:

EXP PLAN OF EASEMENT 48041

REF PLAN OF EASEMENT 48040

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VIP48039

PLAN VIP48040

PLAN VIP48041

PLAN VIP87028

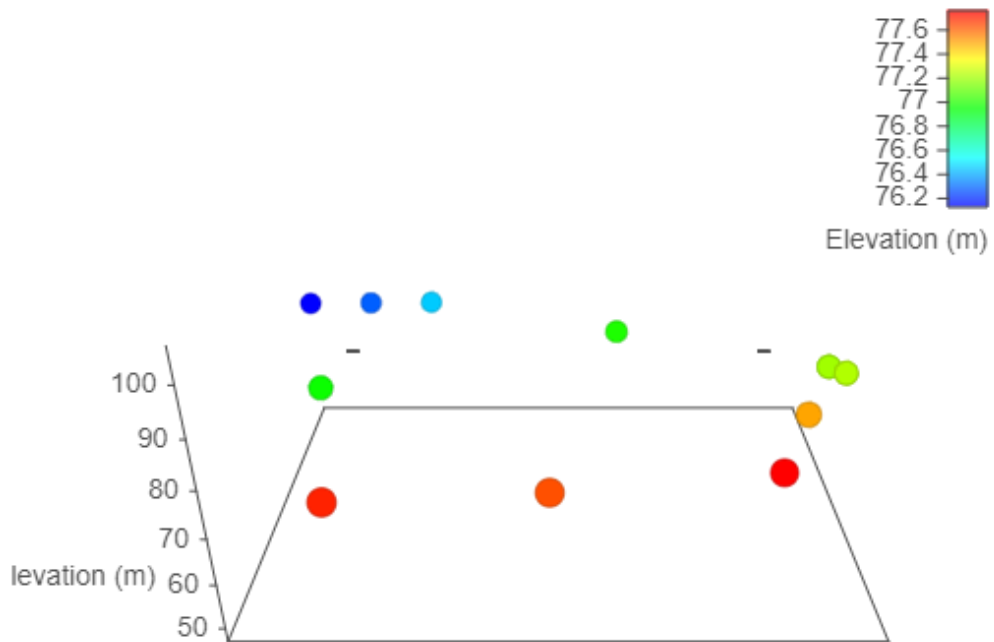
BARELAND STRATA PLAN VIS6842

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

Estimated Lot Dimensions and Topography

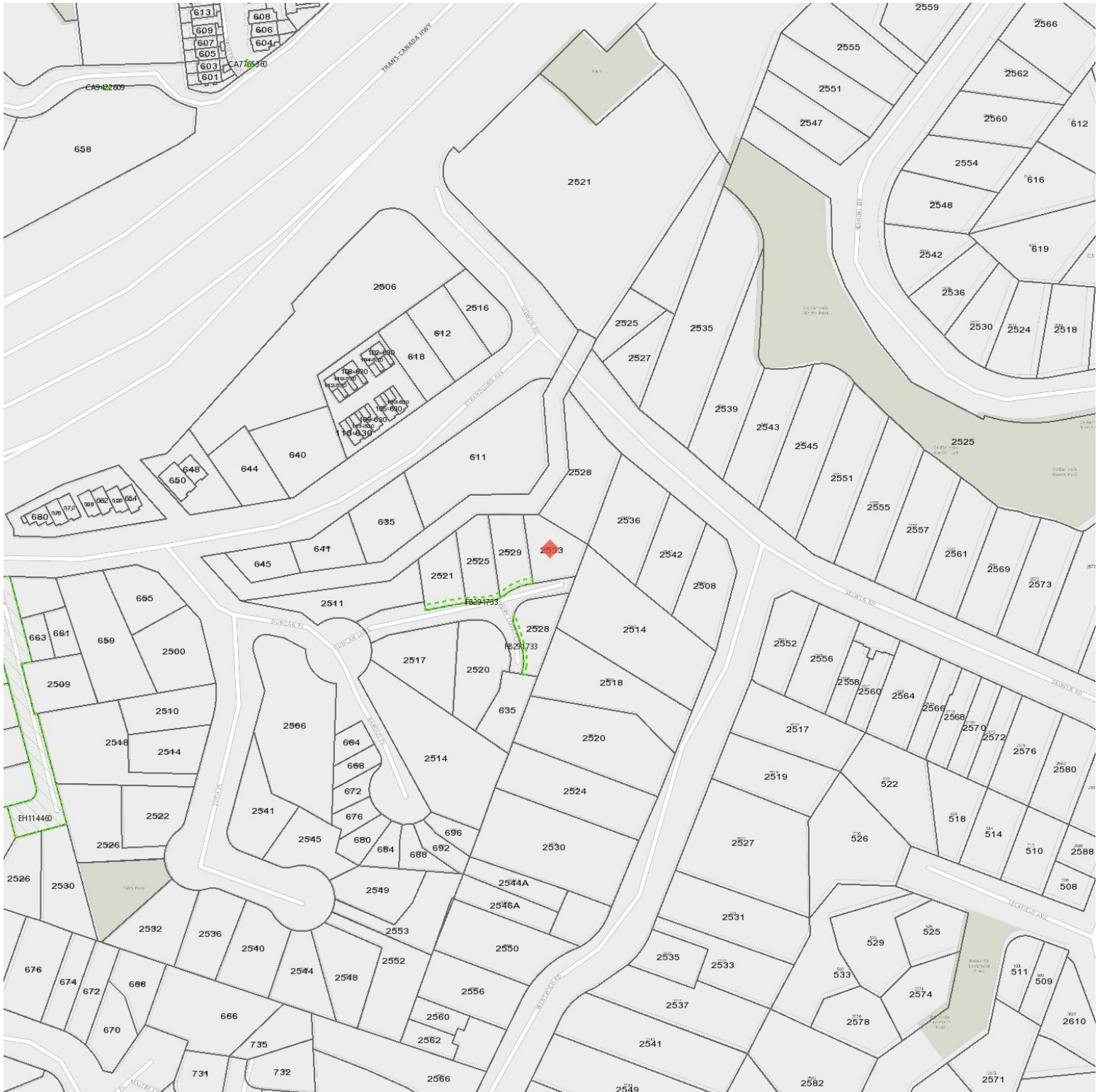


The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 77.76 m | Min Elevation: 76.13 m | Difference: 1.64 m

Legal



Legend

- | | | | |
|--------------|--------------|-----------------------|------------------|
| Right of Way | Covenant | Lease or License | Other |
| Not Active | Right of Way | Covenant Service Code | Lease or License |
| Other | Not Active | | |

Water Features & Drainage



Legend

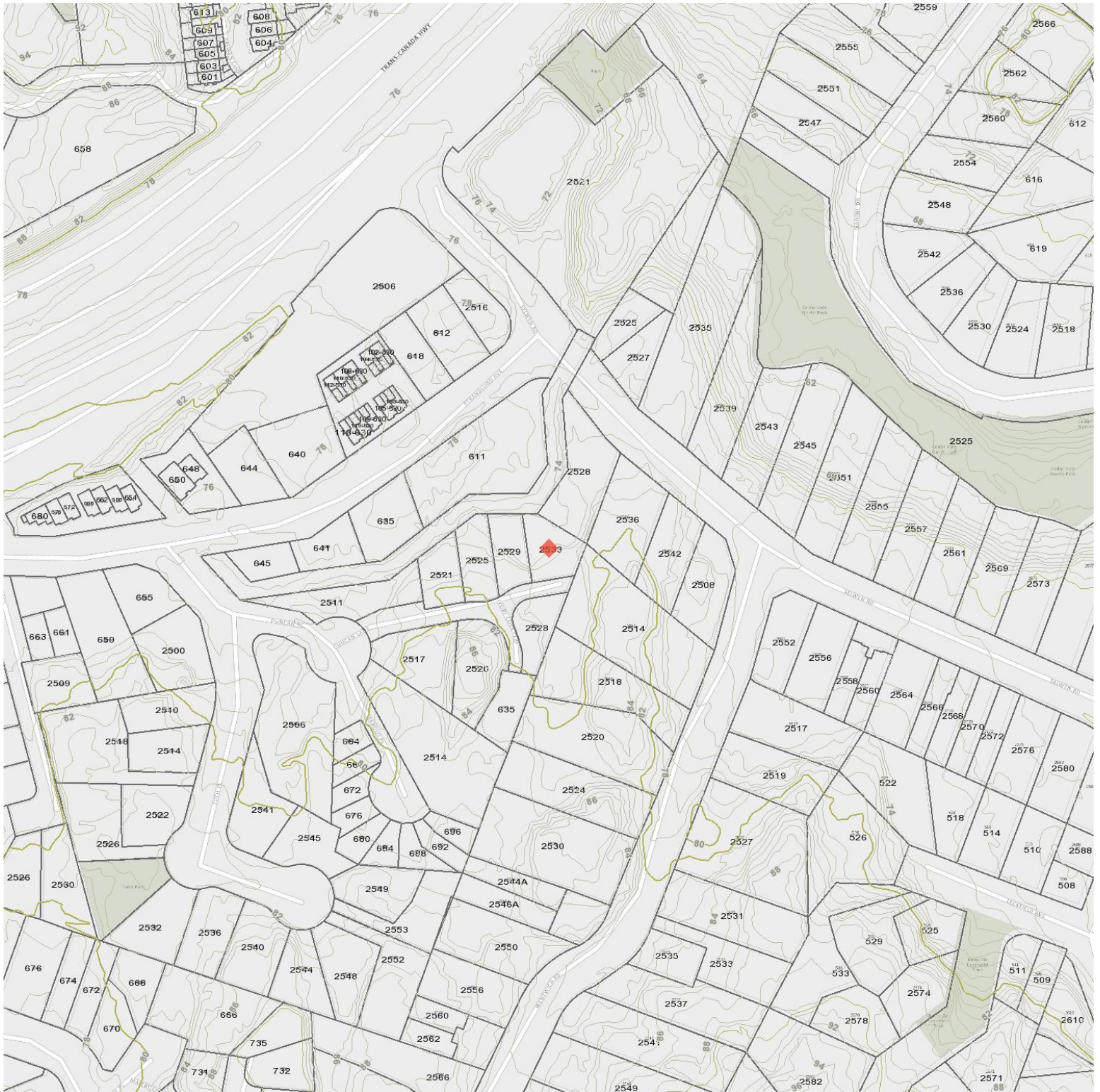
- Stream or Ditch
- River
- Wetland

- Stream or Ditch
- Pond
- Full Watershed

- Stream or Ditch
- Lake
- Sub Watershed

- Stream or Ditch
- Reservoir

Contours



Legend

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

Walkscore

2533 DUNCAN LN Langford, V9B 3P2



Car-Dependent

Almost all errands require a car



Some Transit

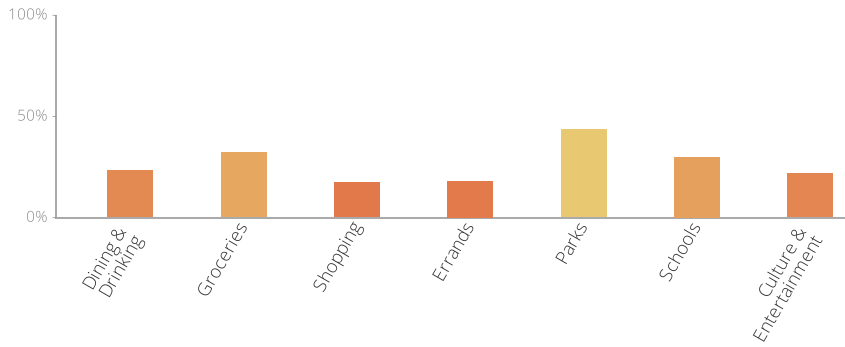
A few nearby public transportation options



Bikeable

Some bike infrastructure

The Walk Score here is 22 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

