

TROY PETERSEN PREC*

*PERSONAL REAL ESTATE CORPORATION



4000 CEDAR HILL RD Saanich BC V8N 3C1

PID	001--23-4-773	Legal Description	LOT 8, SECTION 55, VICTORIA DISTRICT, PLAN 30635				
Zoning	RS-10 - Single Family Dwelling Zone	Plan	VIP30635				
Registered Owner	TH*, C*	Community Plans(s)	LAP: Gordon Head, not in ALR				
Floor Area	1337 Ft ²	Max Elevation	50.71 m	Year Built	1979	Transit Score	61 / Good Transit
Lot Size	9897.36 ft ²	Min Elevation	47.39 m	Bedrooms	3	Walk Score	80 / Very Walkable
Dimensions	-	Annual Taxes	\$4,801.00	Bathrooms	2	Structure	SINGLE FAMILY DWELLING

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
882887	Sold 13/10/2021	8	\$945,000 / \$945,000	eXp Realty
647661	Cancelled None	138	\$579,000 / -	Royal LePage Coast Capital - Oak Bay
290829	Sold 30/10/2002	68	\$239,900 / \$234,500	Re/Max Camosun

APPRECIATION

	Date	(\$)	% Change
Assessment	2023	\$1,280,000	35.45 %
Sales History	13/10/2021	\$945,000	75.00 %
	31/07/2014	\$540,000	35.00 %
	21/10/2005	\$400,000	

ASSESSMENT

	2022	2023	% Change
Building	\$191,000	\$189,000	-1.05 %
Land	\$921,000	\$1,091,000	18.46 %
Total	\$1,112,000	\$1,280,000	15.11 %

SCHOOL CATCHMENT

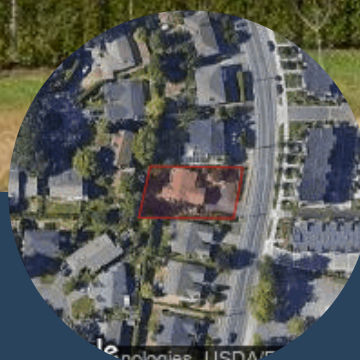
	Elementary	Middle	Secondary
Catchment	Braefoot	Cedar Hill Middle School	Reynolds
District	SD 61	SD 61	SD 61
Grades	K - 5	6 - 8	9 - 12

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.



PROPERTY REPORT

4000 CEDAR HILL RD

Saanich

V8N 3C1

Canada

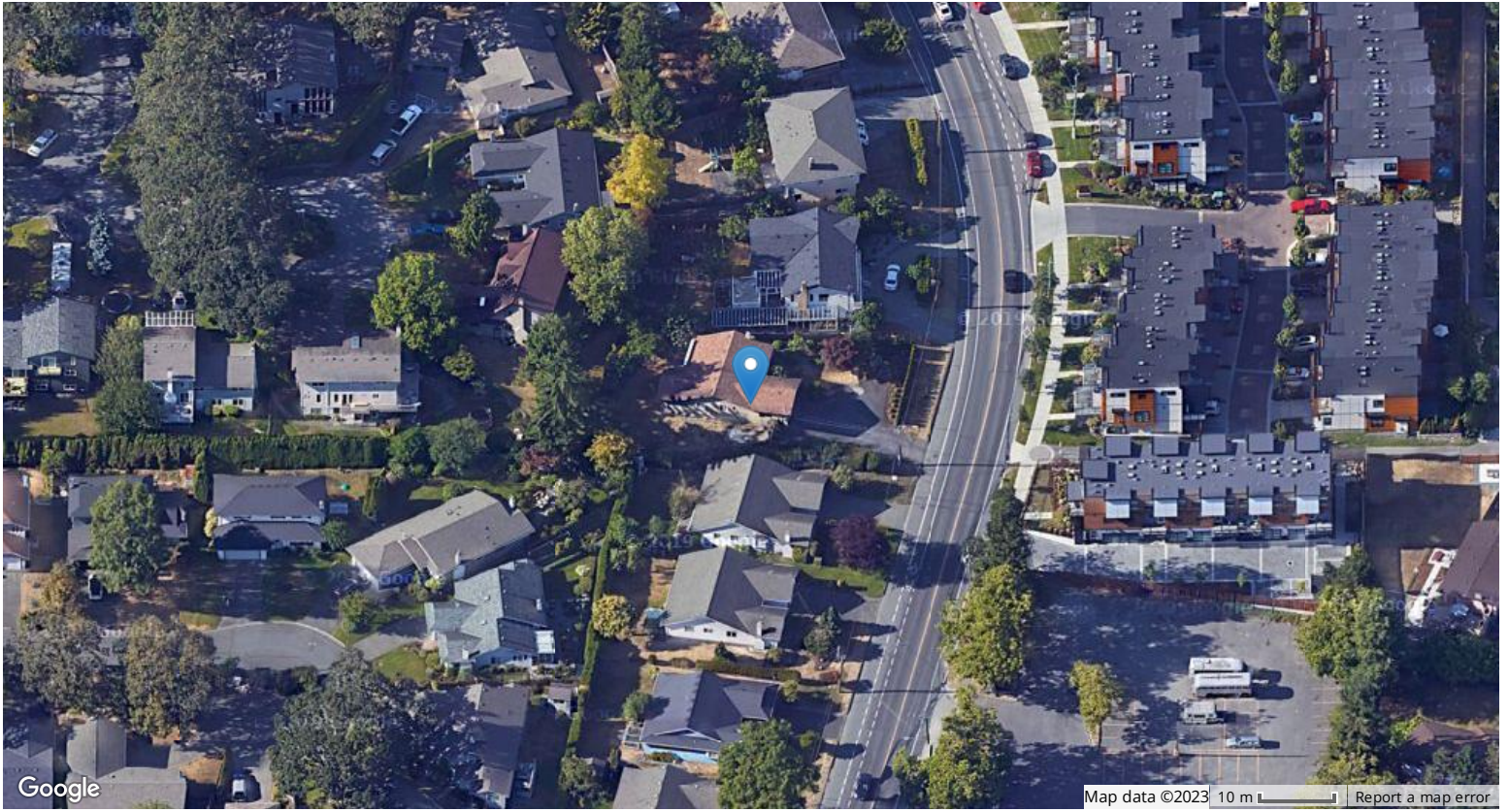
PID: 001-234-773

AUGUST 4, 2023

TROY PETERSEN PREC*

*PERSONAL REAL ESTATE CORPORATION

Google Views



BC LTSA - Ownership

Status	Content
REGISTERED	CA9427046 Victoria, TH*, C*
CANCELLED	CA3878444 Victoria, MI*, R*
CANCELLED	EX134005 Victoria, ST*, M*
CANCELLED	ET122855 Victoria, ST*, D*
CANCELLED	ET26754 Victoria, MA*, S*
CANCELLED	H23103 Victoria, MA*, S*

BC LTSA - Notes

PARCEL IDENTIFIER (PID): 001-234-773

SHORT LEGAL DESCRIPTION:S/30635/////8

MARG:

TAXATION AUTHORITY:

1 Saanich, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

LOT 8, SECTION 55, VICTORIA DISTRICT, PLAN 30635

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

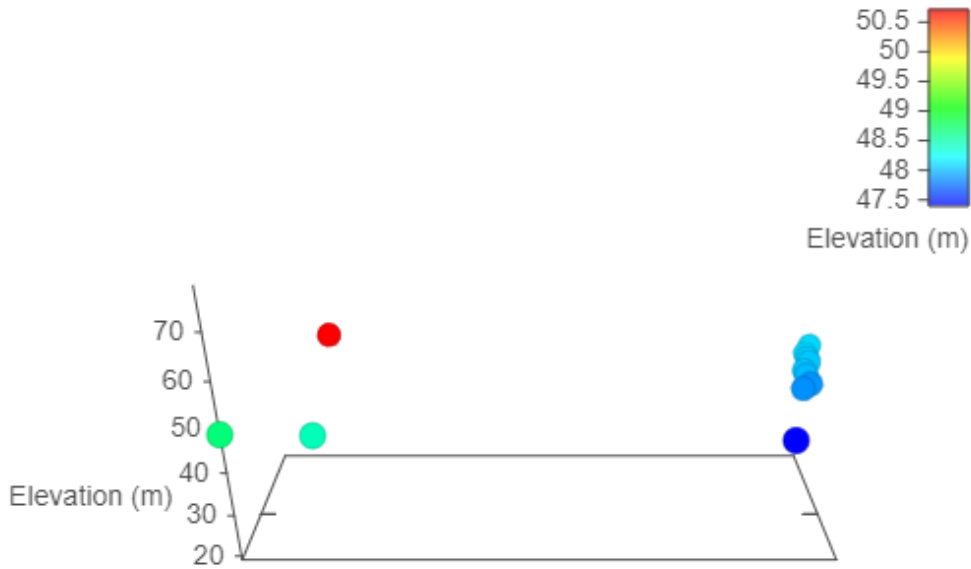
SUBDIVISION PLAN VIP30635

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

Estimated Lot Dimensions and Topography

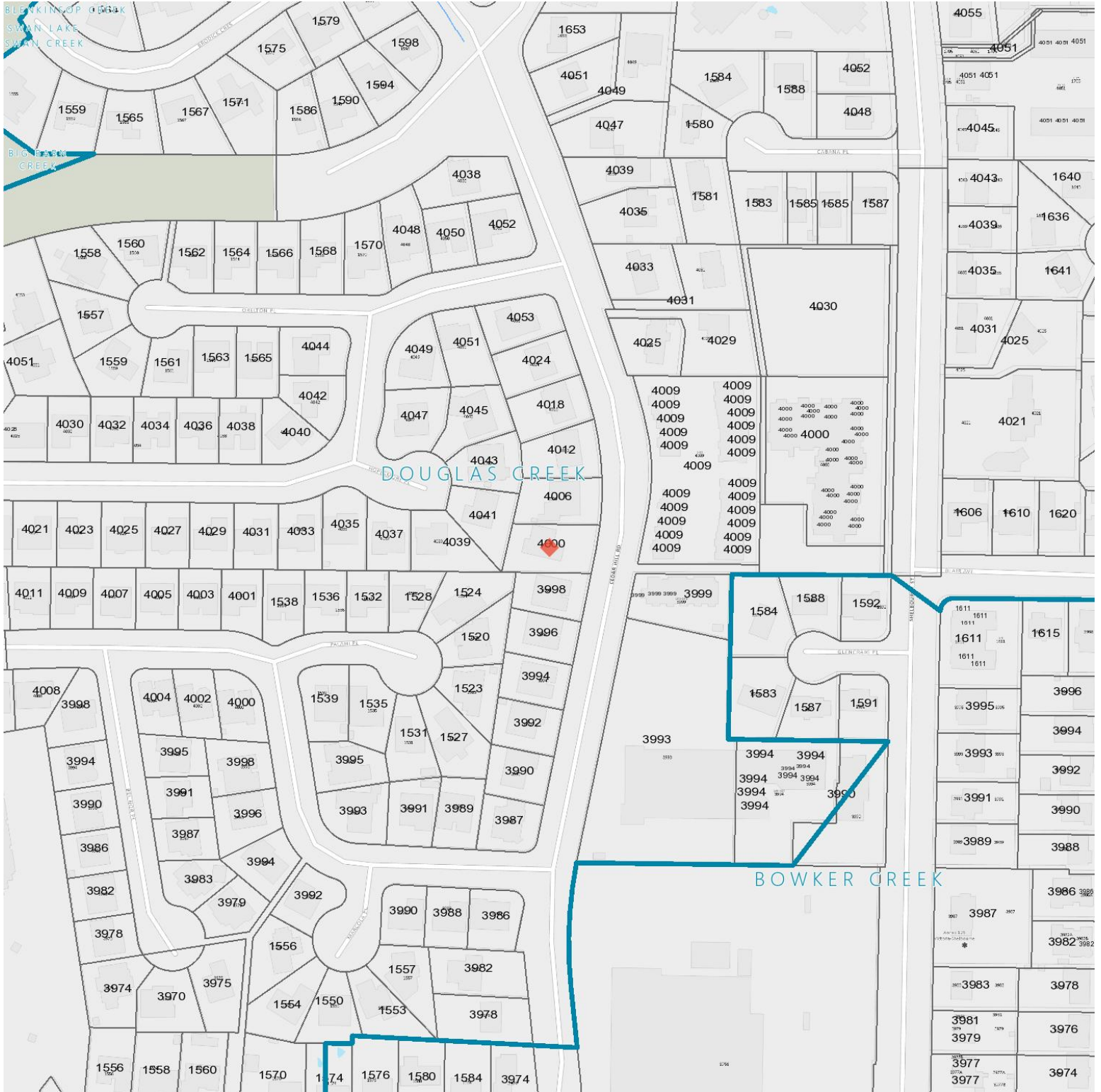


The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 50.71 m | Min Elevation: 47.39 m | Difference: 3.32 m

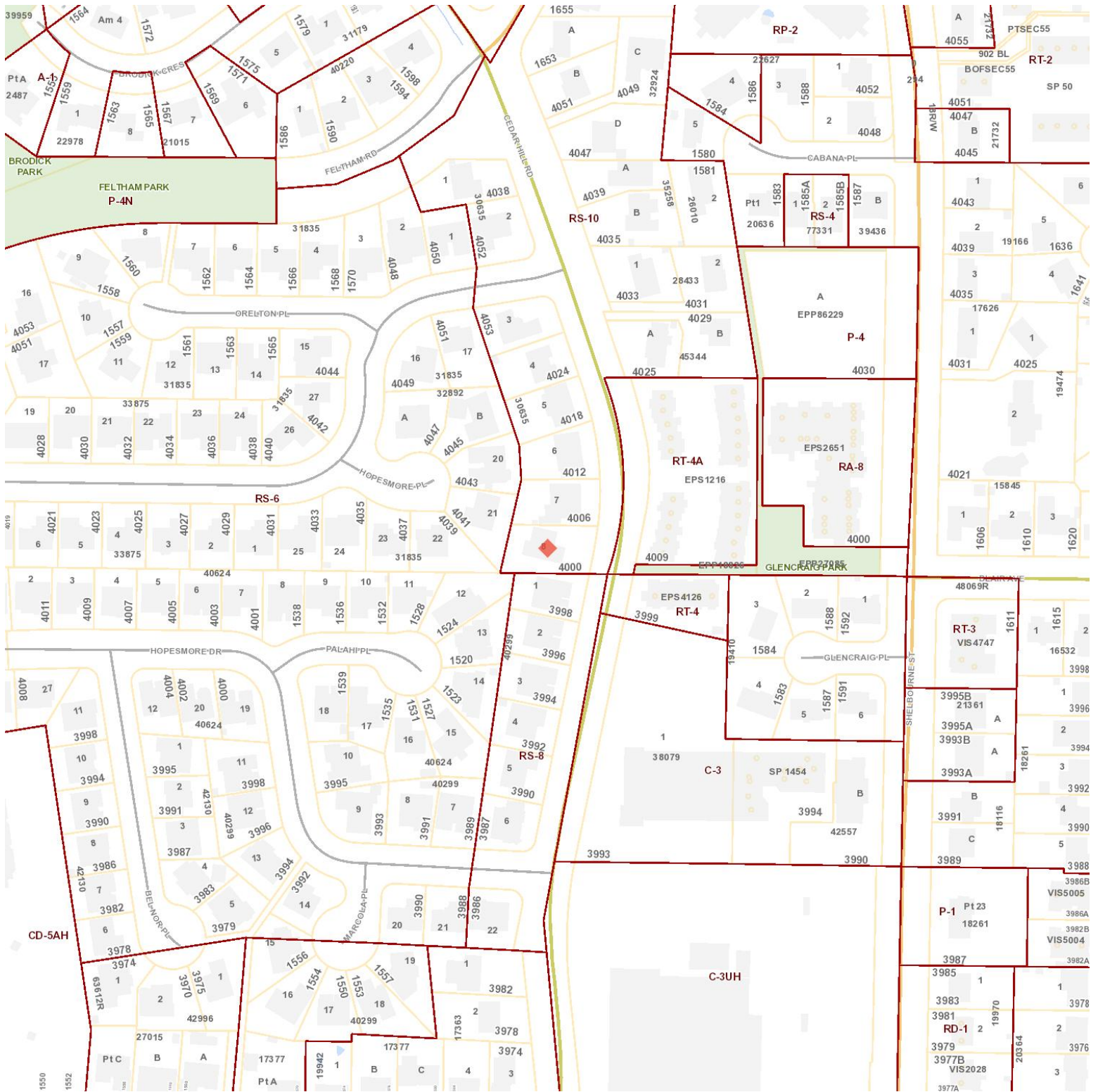
Water Features & Drainage



Legend

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

Legal



Legend

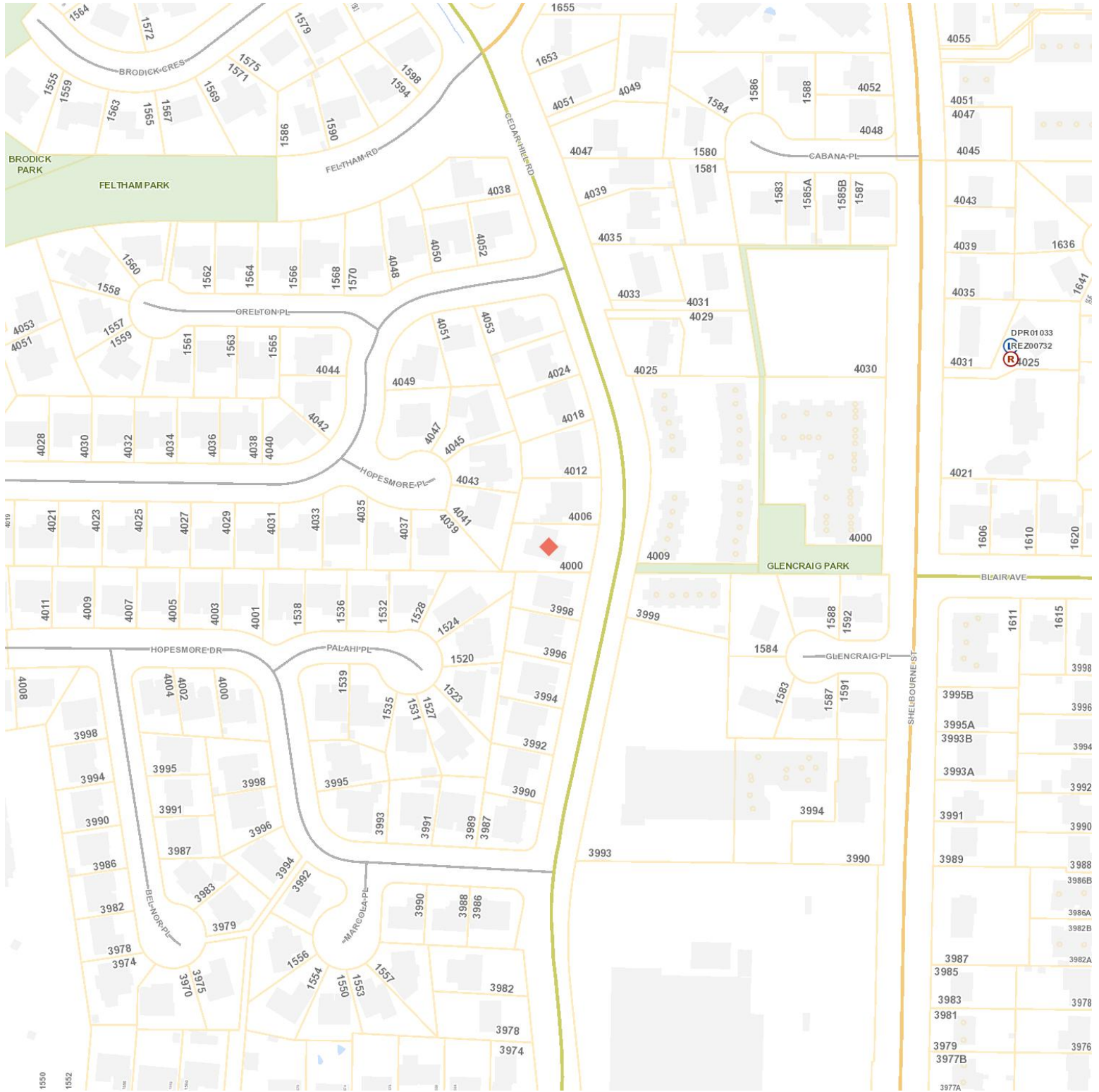
- Address
- Building
- Highway
- Highway
- Major
- Major
- Major
- Natural
- Parcel
- Pacific Ocean

- Ocean Labels
- Municipal Boundary
- Major
- Major
- Other
- Collector
- Other
- Water Body
- Parcel
- Zoning

- Facilities
- CRD Region
- Collector
- Collector
- Other
- Bridge
- Water Course
- Parks
- PMBC
- Legal

- Schools
- Local Area Boundary
- Other
- Highway
- Highway
- Highway
- Man-made
- Parks
- Bridge

Development Applications



Legend

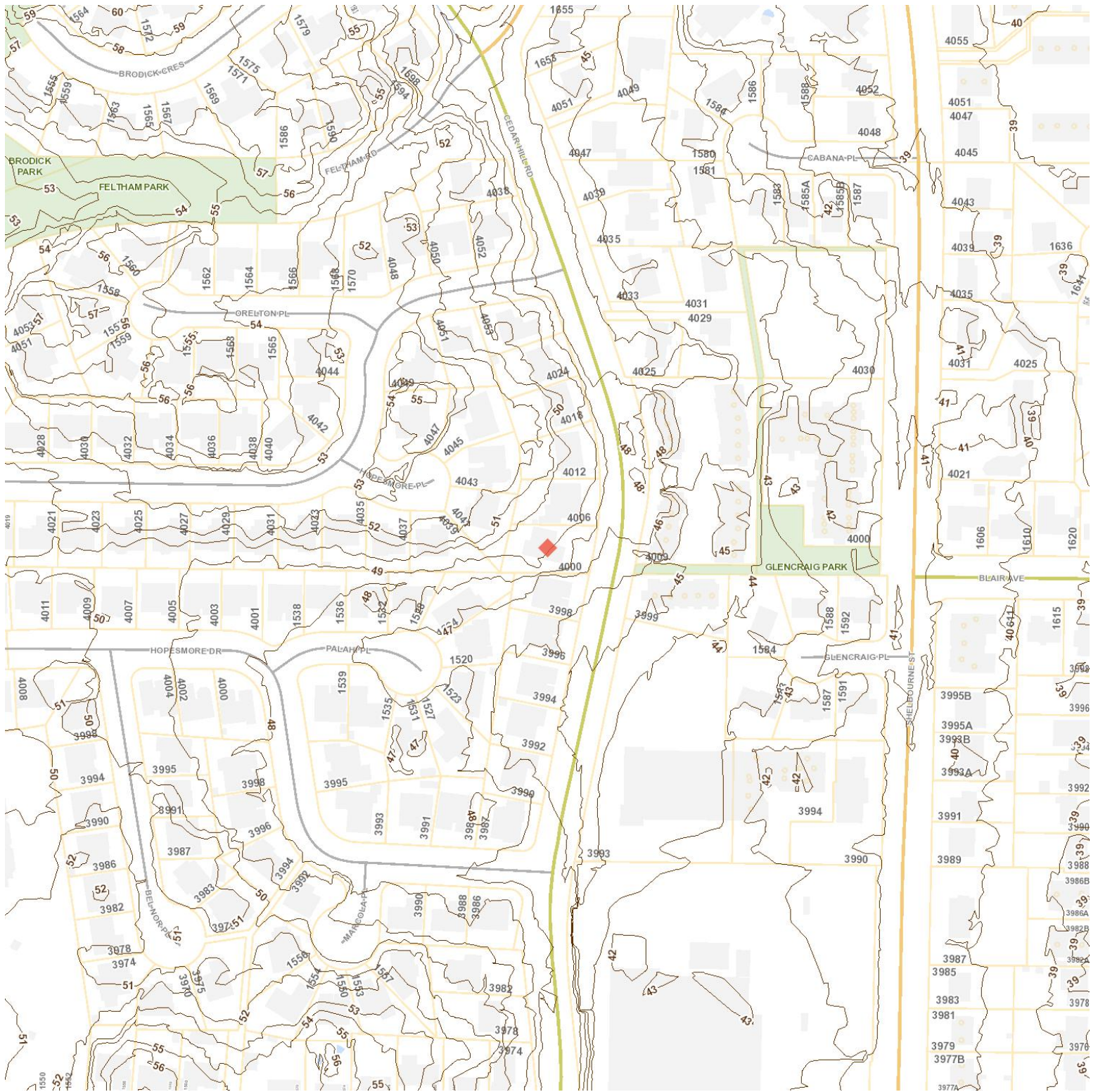
- Address
 - Building
 - Highway
 - Highway
 - Major
 - Major
 - Major
 - Natural
 - Parcel
 - Pacific Ocean
 - DEVELOPMENT VARIANCE PERMIT

- Ocean Labels
 - Municipal Boundary
 - Major
 - Major
 - Other
 - Collector
 - Other
 - Water Body
 - Parcel
 - AGRICULTURAL LAND RESERVE
 - GARDEN SUITE

- Facilities
 - CRD Region
 - Collector
 - Collector
 - Other
 - Bridge
 - Water Course
 - Parks
 - PMBC
 - DEVELOPMENT PERMIT
 - REZONING

- Schools
 - Local Area Boundary
 - Other
 - Highway
 - Highway
 - Highway
 - Man-made
 - Parks
 - Bridge
 - DEVELOPMENT PERMIT AMENDMENT
 - SUBDIVISION

Contours



Legend

- | | | | |
|---|--|--|---|
| <ul style="list-style-type: none"> Address Building Highway Highway Major Major Major Major Natural Parcel Pacific Ocean | <ul style="list-style-type: none"> Ocean Labels Municipal Boundary Major Major Other Collector Other Water Body Parcel Contour (m) | <ul style="list-style-type: none"> Facilities CRD Region Collector Collector Other Bridge Water Course Parks PMBC | <ul style="list-style-type: none"> Schools Local Area Boundary Other Highway Highway Highway Man-made Parks Bridge |
|---|--|--|---|

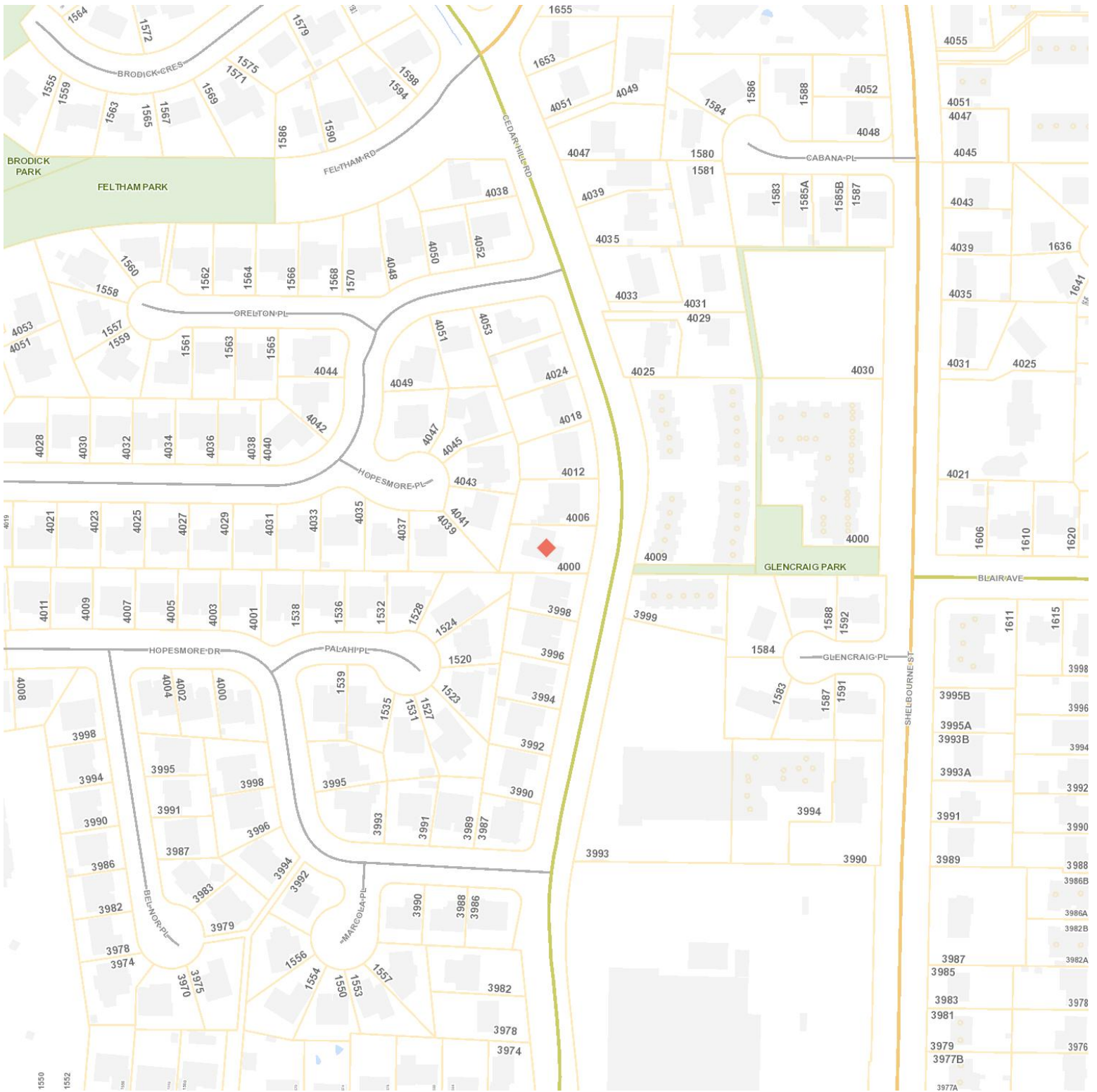
Infrastructure



Legend

<p>Address</p> <ul style="list-style-type: none"> Building Highway Highway Major Major Major Major Natural Parcel Pacific Ocean Pole Mount Double Davit Unknown Cap Main Cap Overflow Chamber Transition Chamber Simple Check Sewer Lateral Cap Main Cap Overflow Chamber Transition Chamber Simple Check Sewer Lateral - External Connection : Inspection Control Valve : Simple Check Manhole Network Structure : Pump Station Pump Gravity Main : Outfall Pressurized Main : Force Storm Manhole Storm Catch Basin Storm Outlet Cleanout : Lateral Connection : Standard Manhole Gravity Main : Culvert Water Quality Station Air Hydrant Pressure Regulating Water Service Line Water Pressure zone Water Main Cap - External Flush Zone Boundary 0 - 450 Control Valve : Pressure Regulating Valve Pump Station System Valve : Check System Valve : Service Service : Standard 	<p>Ocean Labels</p> <ul style="list-style-type: none"> Municipal Boundary Major Major Other Collector Other Water Body Parcel Planned Steel Standard Wall Pack Utility Pole Sewer Manhole Air Release Chamber Pigging Chamber Valve Chamber Gate Sewer Service area Sewer Manhole - External AirReleaseChamber PiggingChamber ValveChamber Gate Cleanout : Lateral Connection : Standard Discharge Point Meter Network Structure : Storage Basin Or Tank Service Valve : Gate Gravity Main : Overflow Standard Storm Cleanout Storm Network Structure Catch Basin : Catch Basin Cleanout : Main Fitting : Junction Network Structure : Pump Station Lateral : Lead Water Meter Branch Mainline Water Pump Station Water PRV Assembly Water Quality Station - External Air Hydrant Pressure Regulating 450 - 1200 Fitting : Cap Hydrant Reservoir System Valve : Flush System Valve : Zone Valve Service : Hydrant 	<p>Facilities</p> <ul style="list-style-type: none"> CRD Region Collector Collector Other Bridge Water Course Parks PMBC Under Construction Post Top Decorative Standard Main Junction Chamber Pump Station Air Release Sewer Gravity Main Standard Main JunctionChamber PumpStation AirRelease Sewer Gravity Main - External Cleanout : Main Control Valve : Air Release Fitting : Junction Network Structure : Air Release Chamber Network Structure : Transition Chamber Point : Observation Gravity Main : Collector Gravity Main : Trunk Inspection Storm Main Cap Storm Gravity Main Catch Basin : Oil Interceptor Connection : Cap Fitting : Main Cap Gravity Main : Box Culvert Lateral : Standard Water Hydrant Check Service Water Reservoir Water Structure Water Meter - External Branch Mainline Water Pump Station - External Water Service Line - External Fitting : Coupling Manhole System Valve : Air System Valve : Hydrant Pressurized Main : Distribution Service : Fire 	<p>Schools</p> <ul style="list-style-type: none"> Local Area Boundary Other Highway Highway Highway Man-made Parks Bridge Service Plate Down Facing Tunnel Inspection Lateral Observation Chamber Storage Basin Or Tank Drain Sewer Pressurized Main Inspection Lateral ObservationChamber StorageBasinOrTank Drain Sewer Pressurized Main - External Connection : Cap Control Valve : Drain Fitting : Main Cap Network Structure : Junction Chamber Network Structure : Overflow Chamber Network Structure : Valve Chamber Point : Vent Gravity Main : Inverted Siphon Lateral Line Cap Storm Silt Trap Storm Lateral Catch Basin : Silt Trap Connection : Inspection Fitting : Reducer Gravity Main : Collector Lateral : Wye Water Main Cap Flush Zone Boundary Water Pressurized Main Water Service Boundary Water Hydrant - External Check Service Water Reservoir - External Bulk Meter Fitting : Reducer Meter System Valve : Branch System Valve : Mainline Pressurized Main : Transmission
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Environmental - Streamside DPA and Water Bodies



Legend

- Address
 - Building
 - Highway
 - Highway
 - Major
 - Major
 - Major
 - Natural
 - Parcel
 - Pacific Ocean
 - 15m
 - Functional at Risk
 - Functional at Risk

- Ocean Labels
 - Municipal Boundary
 - Major
 - Major
 - Other
 - Collector
 - Other
 - Water Body
 - Parcel
 - 30m
 - 10m
 - Nonfunctional

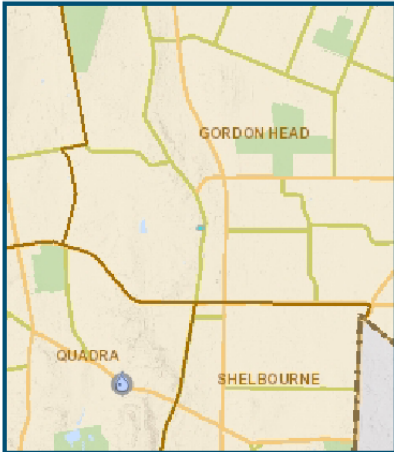
- Facilities
 - CRD Region
 - Collector
 - Collector
 - Other
 - Bridge
 - Water Course
 - Parks
 - PMBC
 - 25m
 - 5m
 - - Not Rated

- Schools
 - Local Area Boundary
 - Other
 - Highway
 - Highway
 - Highway
 - Man-made
 - Parks
 - Bridge
 - 20m
 - Proper Functioning Condition
 - Proper Functioning Condition

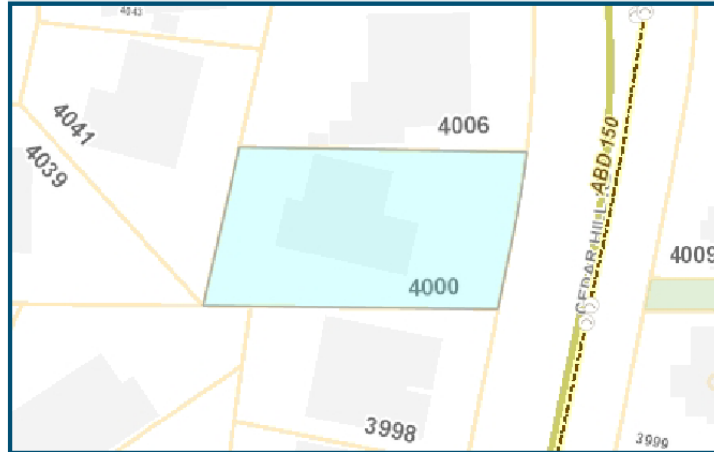


District of Saanich Property Information Report

Report generated 8/4/2023 10:53:45 PM



Property location within District of Saanich



Property Map

4000 CEDAR HILL RD

Property Information

Folio: 55-5473-080

PID: 001-234-773

Status: ACTIVE

Property Number: 106945

LTO Number: CA9427046

Legal: LOT 8 SECTION 55 VICTORIA DISTRICT PLAN 30635

Land Attributes

Exemption / Taxation Code:	FULLY TAXABLE LAND, STRUCTURES, ETC
School District:	SCHOOL DISTRICT 61
BCAA Lot Size:	9890 SQUARE FEET
BCAA Manual Class:	1 STY SFD - AFTER 1960 - MODERN STD
BCAA Neighbourhood Code:	GORDON HEAD/SHELBOURNE WEST
Development Cost Charge Area:	----
Municipal Parks DCC Area:	----
Year Built:	1979
Zoning:	RS-10 SINGLE FAMILY DWELLING
Local Area:	GORDON HEAD
Development Permit Area:	SAANICH GENERAL

Property Tax Levies and Assessments Summary

Notice Date	Total Levy	Class	Gross Land	Gross Improvement	Gross Assessment	Net Assessment
May 09, 2023	5,329.94	1-Residential	1,091,000	189,000	1,280,000	1,280,000
May 11, 2022	4,800.70	1-Residential	921,000	191,000	1,112,000	1,112,000

Property Activity

Building Permits: (any)	NO
Engineering Permits: (any)	NO
Active Tree Permits:	NO
Active Development Applications:	NO
Active Business License:	NO
Active Bylaw Calls:	NO
Covenants on File With Saanich:	NO

It is the responsibility of the client to confirm through a title search at the Land Title Office whether there are covenants or other charges on title. A YES or NO in this field only indicates that the District of Saanich does or does not have a copy of a covenant on file.

If you require additional information, call 250-475-5457 (Inspection Enquiries).

Local Service / Business Improvement Areas

There is no additional information.

Additional Comments

Category	Date	Details
PLANNING	Dec 14, 2000	CHIMNEY/FIRE P. PRMT<1996 MAY 22/79, ALPINE CONST. 1 CHIM,1 FP, PERMIT 967, FINAL JUNE 22/79, T.C.
PLANNING	Dec 14, 2000	CHIMNEY/FIRE P. PRMT<1996 NOV. 18/85, GRANNY S WOODSTOVES, 1 MET. CHIM, PRMIT 606, FINAL DEC. 3/85, J.W.
PLANNING	Dec 14, 2000	WOOD STOVE PERMIT <1996 PACIFIC ENERGY/ MET. CHIM., FINAL DEC.3/85 JW

The information on this report is provided in good faith for the interest and convenience of the general public. The District of Saanich makes no representations as to, and does not warrant, the accuracy or completeness of any electronic data; you should confirm all information before making any decisions based on it. The District of Saanich disclaims all responsibility for accuracy and completeness, or errors and omissions of the information contained herein.

Walk Score

4000 CEDAR HILL RD Saanich, V8N 3C1



Very Walkable

Most errands can be accomplished on foot



Good Transit

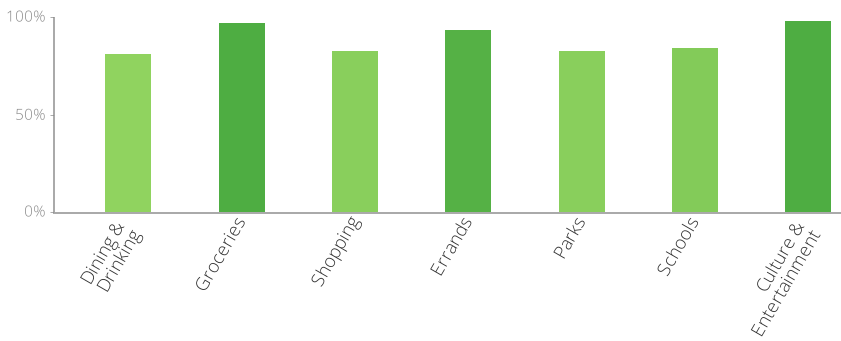
Many nearby public transportation options



Very Bikeable

Biking is convenient for most trips

The Walk Score here is 79 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

