

## PROPERTY REPORT

312-611 BROOKSIDE RD

Colwood

V9C 0C3

Canada

PID: 028-679-873

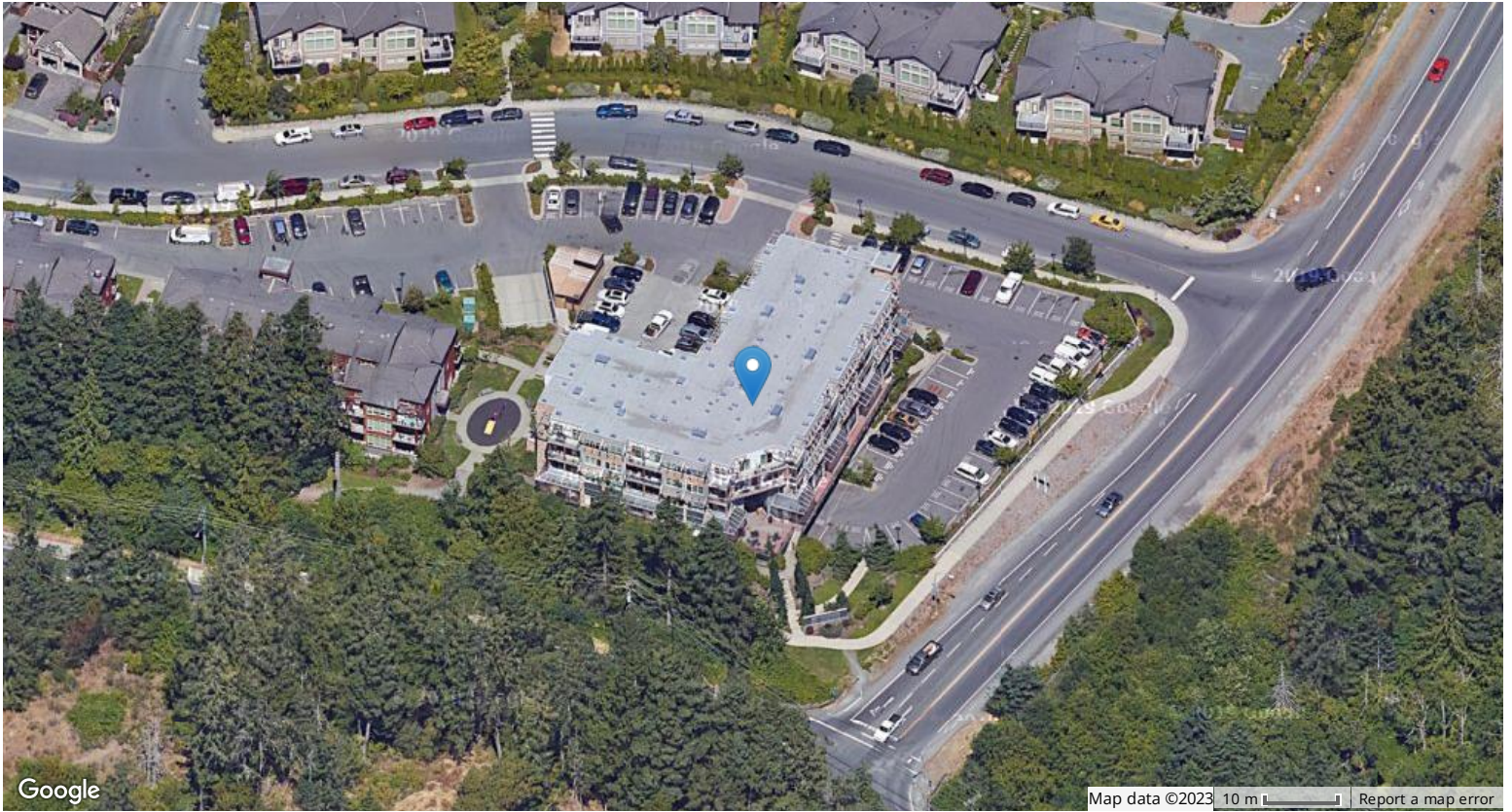
SEPTEMBER 11, 2023

# TROY PETERSEN PREC\*

\*PERSONAL REAL ESTATE CORPORATION



Google Views



## BC LTSA - Ownership

Status	Content
REGISTERED	CA7125456 Victoria, MO*, G*
CANCELLED	CA4841140 Victoria, BA*, M*
CANCELLED	CA2807391 Victoria, MI*, B*
CANCELLED	CA2200344 Victoria, TH*

## BC LTSA - Notes

PARCEL IDENTIFIER (PID): 028-679-873

SHORT LEGAL DESCRIPTION:S/EPS506/////17

MARG:

TAXATION AUTHORITY:

1 Colwood, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 17 SECTION 61 ESQUIMALT DISTRICT STRATA PLAN EPS506

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:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS506

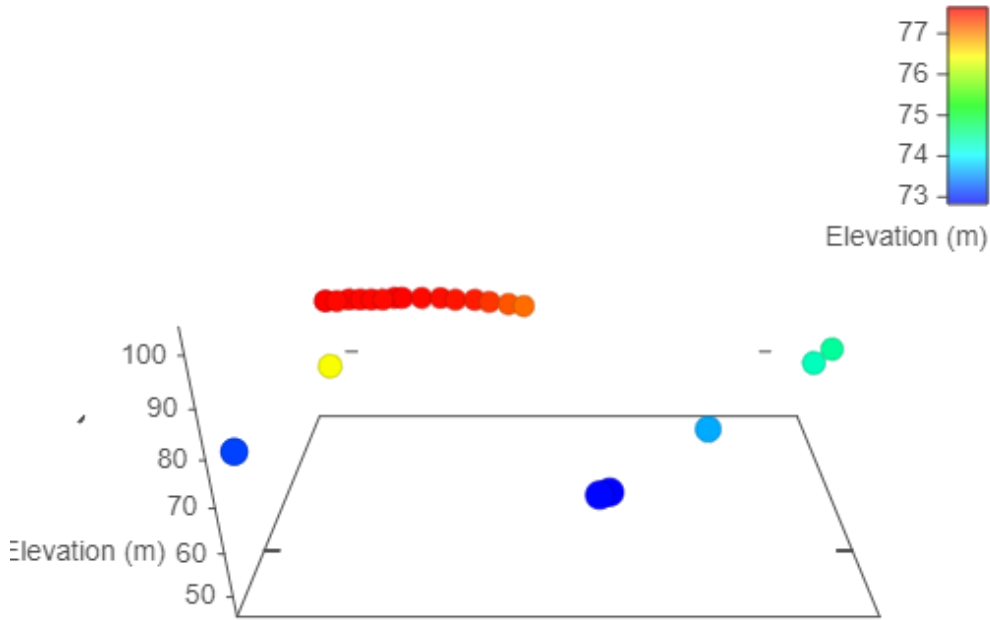
AFB/IFB: MN: N PE: 0 SL: 1 TI: 1



Estimated Lot Dimensions and Topography

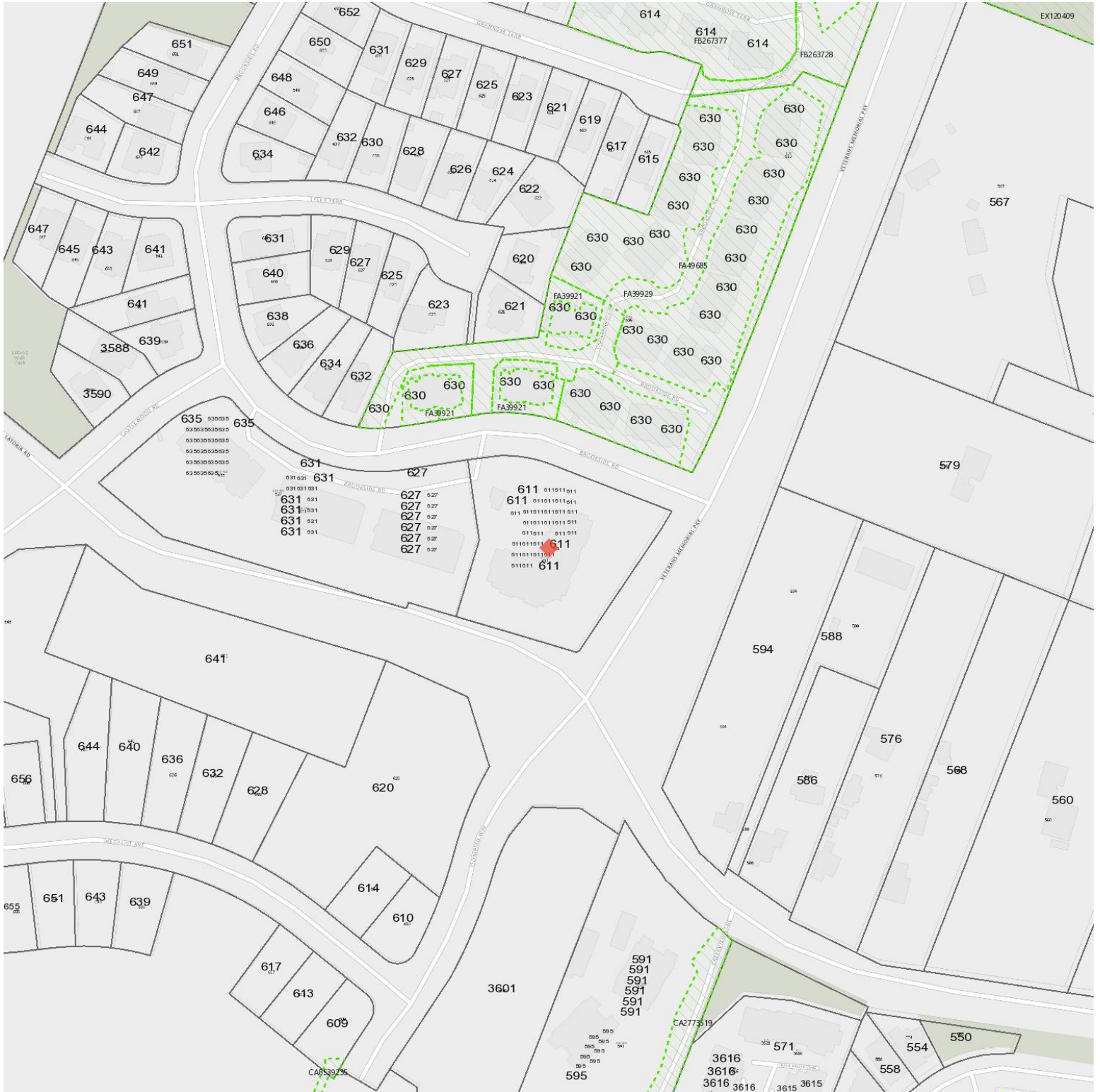


The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 77.63 m | Min Elevation: 72.82 m | Difference: 4.81 m

Legal



Legend

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









## Walk Score

312 611 BROOKSIDE RD Colwood, V9C 0C3



Car-Dependent

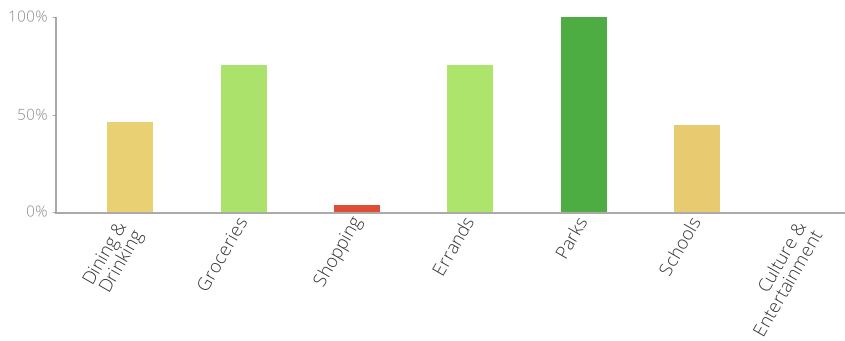
Most errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 39 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address





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## 312-611 BROOKSIDE RD Colwood BC V9C 0C3

PID	028-679-873	Legal Description	STRATA LOT 17 SECTION 61 ESQUIMALT DISTRICT STRATA PLAN EPS506 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V				
Zoning	CD3 - Comprehensive Development 3	Plan	EPS506				
Registered Owner	MO*, G*	Community Plans(s)	OCP: Neighbourhood Centre, not in ALR				
Floor Area	534 Ft <sup>2</sup>	Max Elevation	77.63 m	Year Built	2011	Transit Score	-
Lot Size	-	Min Elevation	72.82 m	Bedrooms	1	Walk Score	39 / Car-Dependent
Dimensions	-	Annual Taxes	\$1,527.00	Bathrooms	1	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
796459	Sold 12/10/2018	21	\$289,900 / \$280,000	Sutton Group West Coast Realty
709268	Sold 30/11/2015	95	\$182,900 / \$180,000	Sutton Group West Coast Realty
605923	Sold 05/10/2012	113	\$198,000 / \$190,000	Sutton Group West Coast Realty

### APPRECIATION

	Date	(\$)	% Change
Assessment	2023	\$371,800	32.79 %
Sales History	12/10/2018	\$280,000	55.56 %
	30/11/2015	\$180,000	
	05/10/2012	\$180,608	

### ASSESSMENT

	2022	2023	% Change
Building	\$97,100	\$97,800	
Land	\$222,000	\$274,000	23.42 %
Total	\$319,100	\$371,800	16.52 %

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Middle	Nearest Secondary
Catchment	Wishart	Dunsmuir Middle	Royal Bay
District	SD 62	SD 62	SD 62
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.

## 312-611 BROOKSIDE RD VICTORIA V9C 0C3

Area-Jurisdiction-Roll: 01-213-05144.457



**Total value** **\$371,800**

2023 assessment as of July 1, 2022

Previous year value \$319,100

### Property information

Year built	2011
Description	Strata Apartment - Frame
Bedrooms	1
Baths	1
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	534
Building storeys	4
Gross leasable area	
Net leasable area	
No.of apartment units	

### Legal description and parcel ID

STRATA LOT 17, PLAN EPS506, SECTION 61, ESQUIMALT LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 028-679-873

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width  
Length  
Total area



## Register with BC Assessment



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