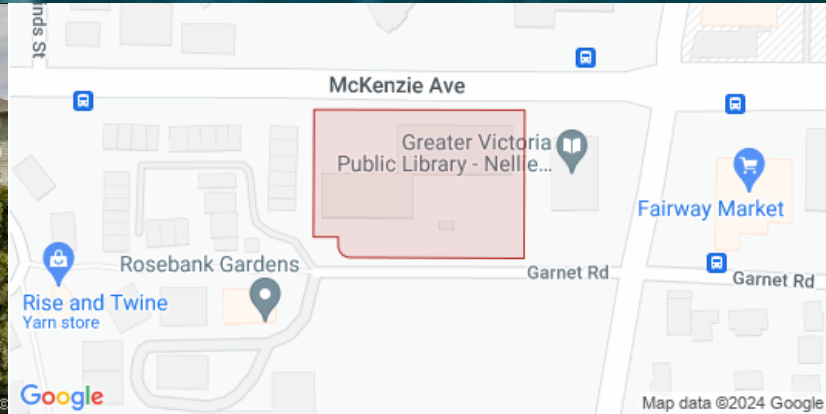


# TROY PETERSEN PREC\*

\*PERSONAL REAL ESTATE CORPORATION



## 408-1490 GARNET RD Saanich BC V8P 5L1

PID 000-706-876

**Legal Description** STRATA LOT 49, SECTIONS 41 AND 57, VICTORIA DISTRICT, STRATA PLAN 535, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

**Zoning** RA-3 - Apartment Zone

**Plan** VIS535

**Registered Owner** WE\*, E\*

**Community Plans(s)** LAP: Shelbourne Valley Action Plan - Apartment, not in ALR

<b>Floor Area</b>	1031 Ft <sup>2</sup>	<b>Max Elevation</b>	47.06 m	<b>Year Built</b>	1977	<b>Transit Score</b>	61 / Good Transit
<b>Lot Size</b>	-	<b>Min Elevation</b>	41.81 m	<b>Bedrooms</b>	2	<b>Walk Score</b>	81 / Very Walkable
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$1,883.00	<b>Bathrooms</b>	2	<b>Structure</b>	STRATA-LOT RESIDENCE (CONDOMINIUM)

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
571220	Sold 15/06/2011	24	\$259,900 / \$255,000	DFH Real Estate Ltd.
441886	Sold 31/08/2007	8	\$228,000 / \$228,500	One Percent Realty Vancouver Island
263361	Sold 15/08/2001	20	\$114,888 / \$112,500	Sutton Group - Westcan Rlty

### APPRECIATION

	Date	(\$)	% Change
<b>Assessment</b>	2024	\$456,800	79.14 %
<b>Sales History</b>	15/06/2011	\$255,000	11.60 %
	31/08/2007	\$228,500	45.08 %
	21/04/2005	\$157,500	

### SCHOOL CATCHMENT

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

### ASSESSMENT

	2023	2024	% Change
<b>Building</b>	\$41,300	\$41,800	1.21 %
<b>Land</b>	\$411,000	\$415,000	
<b>Total</b>	\$452,300	\$456,800	

### 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.