

PROPERTY REPORT

948 MASON ST

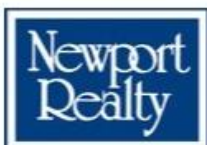
Victoria

V8T 1A2

Canada

PID: 009-325-174

SEPTEMBER 25, 2025

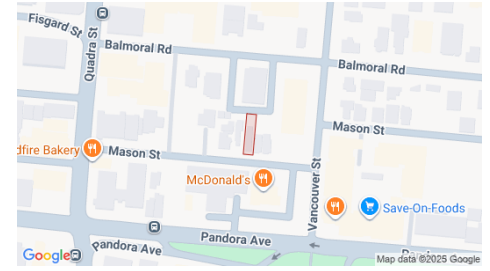


Marc Owen-Flood
PERSONAL REAL ESTATE CORPORATION
Marc Owen-Flood & Associates



Summary Sheet

948 MASON ST Victoria BC V8T 1A2



PID	009-325-174
Registered Owner	RH*, A*
Legal Description	THE EASTERLY 1/2 OF LOT 19, OF SUBURBAN LOT 10, VICTORIA CITY, PLAN 25
Plan	VIP25
Zoning	R-2 - Two Family Dwelling District
Community Plan(s)	OCP: Housing Opportunity , NCP: Neighbourhood Plan: North Park , not in ALR

Year Built	1901	Structure	SINGLE FAMILY DWELLING
Lot Size	3470.80 ft ²	Floor Area	1081 Ft ²
Bathrooms	1	Bedrooms	1
Max Elev.	27.05 m	Min Elev.	26.29 m
Walk Score	98 / Walker's Paradise	Transit Score	90 / Rider's Paradise
Tax Year	2024	Annual Taxes	\$2,929.00

ASSESSMENT

	2024	%	2025
Building	\$27,800	↑ 2.16	\$28,400
Land	\$530,000	0.00	\$530,000
Total	\$557,800	↑ 0.11	\$558,400

APPRECIATION

	Date	(\$)	% Growth
List Price	25/09/2025	\$799,000	↑ 15.80
Sales History	08/03/2022	\$690,000	↑ 300
	31/07/2003	\$172,500	↑ 41
	10/04/2001	\$122,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
1013962	Active 25/09/2025	0	\$799,000 /	Newport Realty Ltd.
310031	Sold 29/07/2003	38	\$176,900 / \$172,500	Sutton Group - Westcan Rlty

DEVELOPMENT APPLICATIONS

-

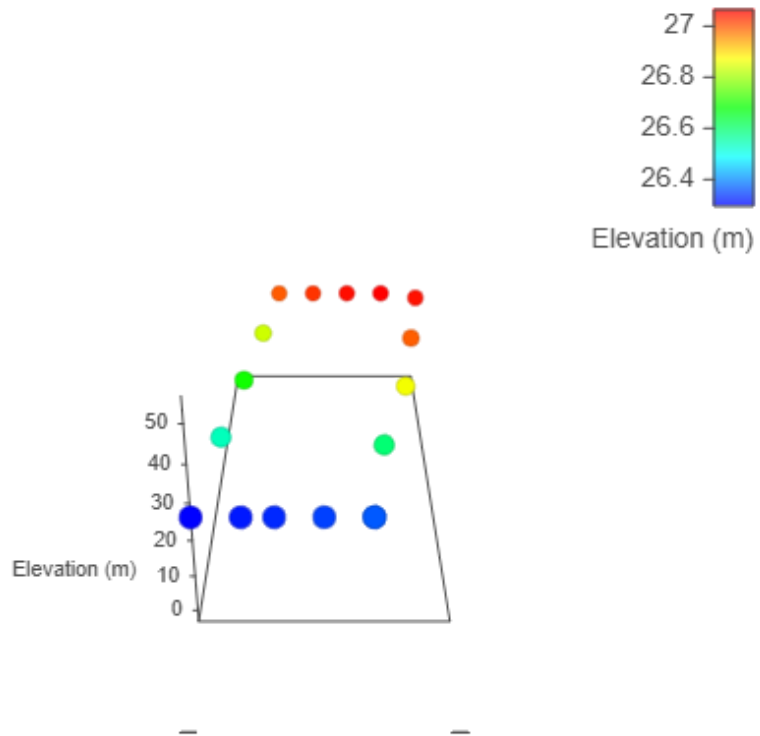
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The enclosed information, while deemed to be correct, is not guaranteed.

Estimated Lot Dimensions and Topography

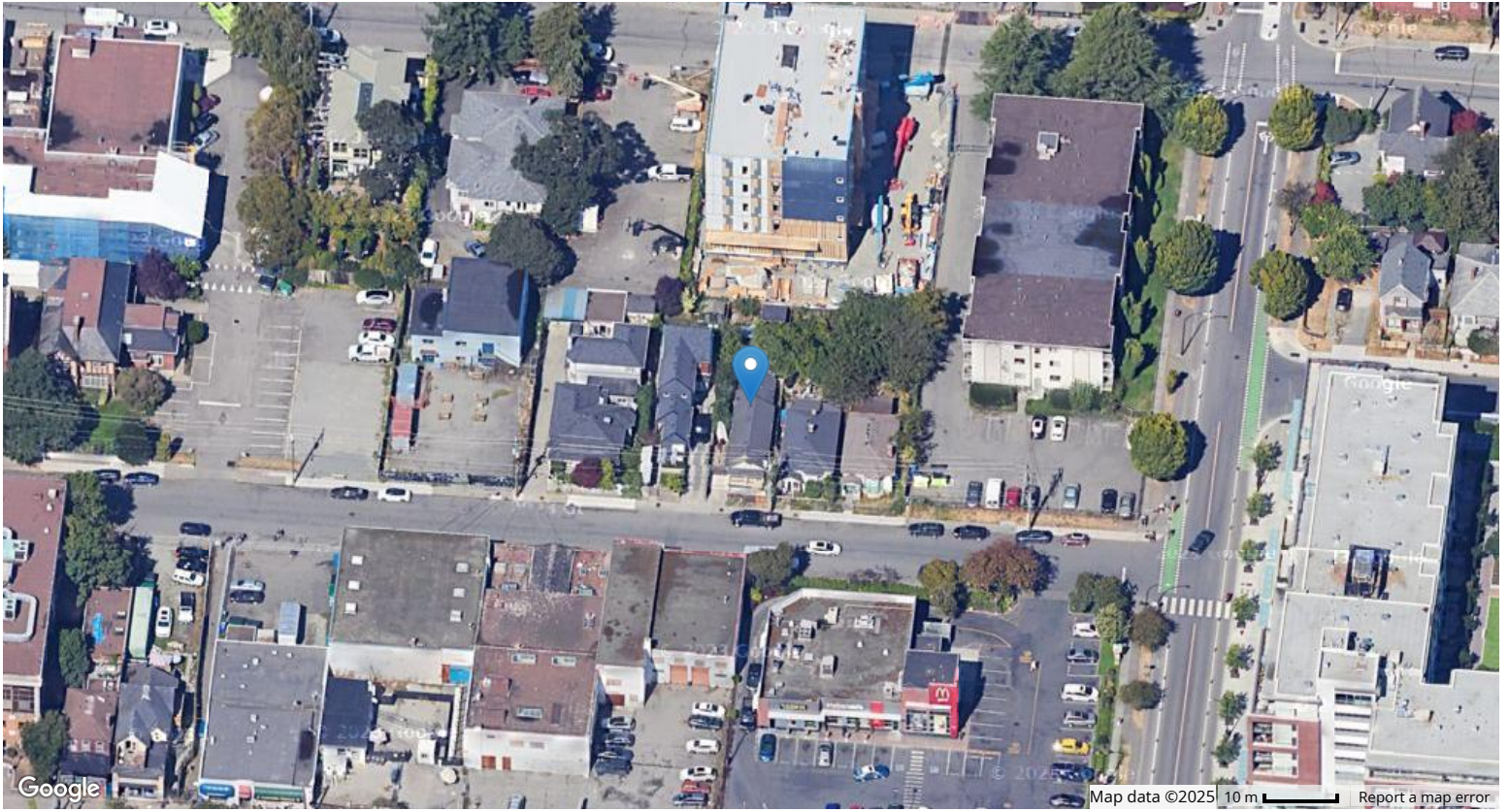


The lot dimensions shown are estimated and should be verified by survey plan.

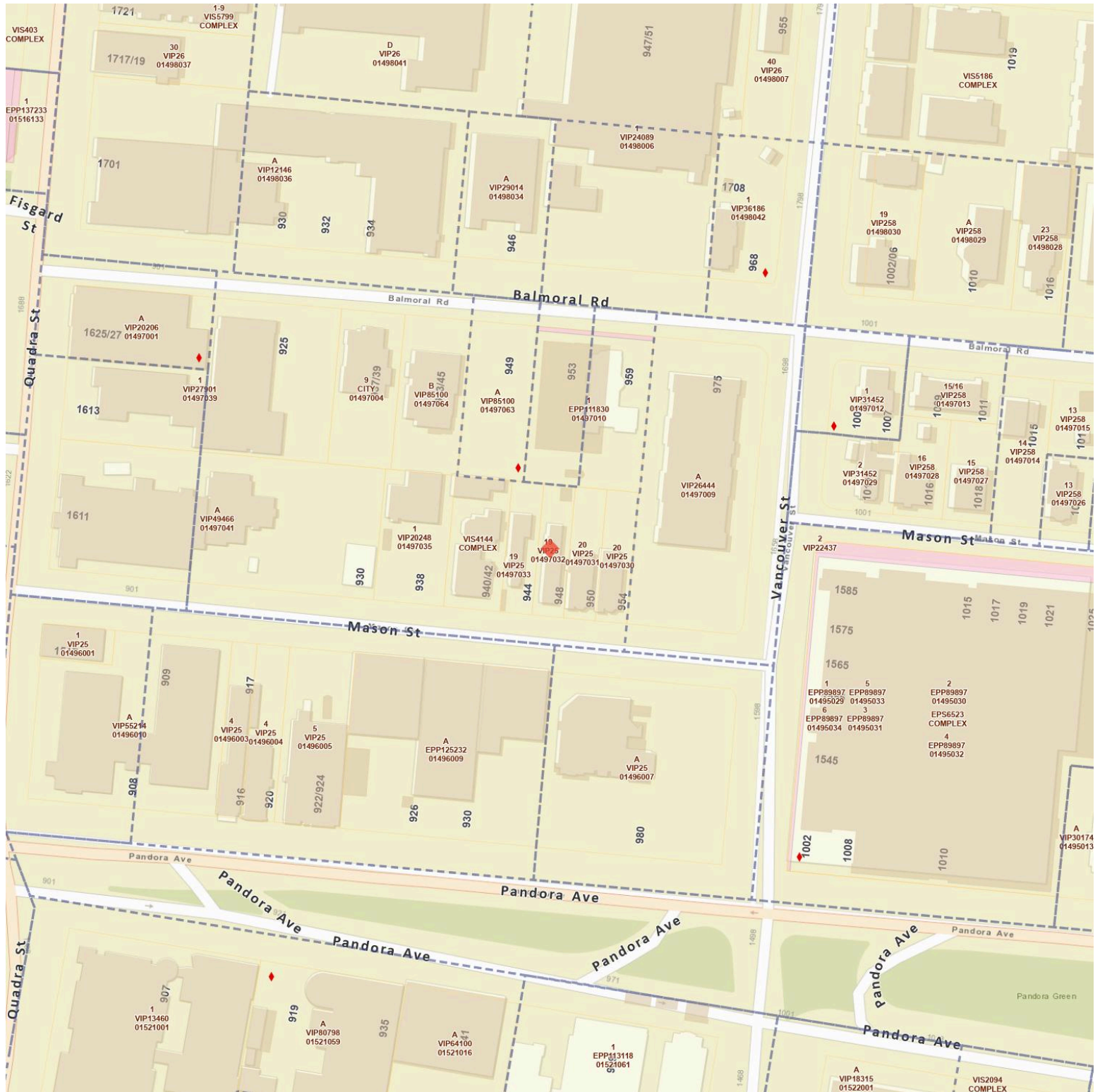


Max Elevation: 27.06 m | Min Elevation: 26.29 m | Difference: 0.77 m

Google Views



Legal



Legend

- | | | | |
|---------------------|---|----------------------|---------------------|
| World_Street_Map | Main Victoria Streets | All Victoria Streets | Surrounding Streets |
| Address Labels | Address Labels - Esquimalt | Legal Descriptions | Easements |
| Parcels (PID based) | Esquimalt Parcels | Buildings | Special Polygons |
| Zoning Polygons | Comprehensive Development Area Boundary | Special Restrictions | |

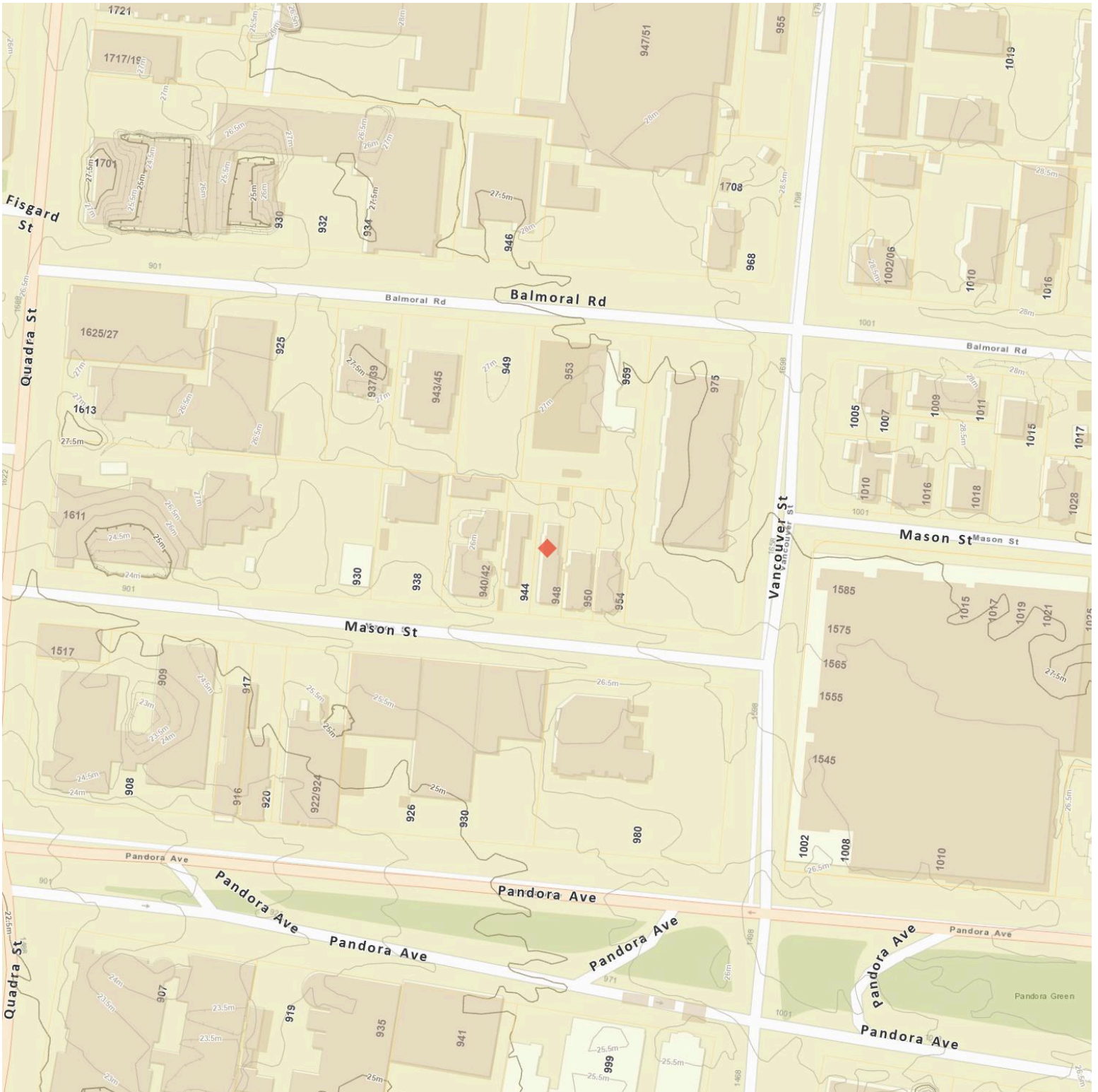
Development Applications



Legend

- | | | | |
|---------------------------------------|--------------------------------------|----------------------|------------------------------|
| World_Street_Map | Main Victoria Streets | All Victoria Streets | Surrounding Streets |
| Address Labels | Address Labels - Esquimalt | Board of Variance | Delegated Development Permit |
| Delegated Development Variance Permit | Delegated Heritage Alteration Permit | Development Permit | Development Variance Permit |
| Heritage Alteration Permit | Heritage Designation | Tax Incentive Permit | Temporary Use Permit |
| Rezoning | Parcels (PID based) | Esquimalt Parcels | Buildings |

Contours

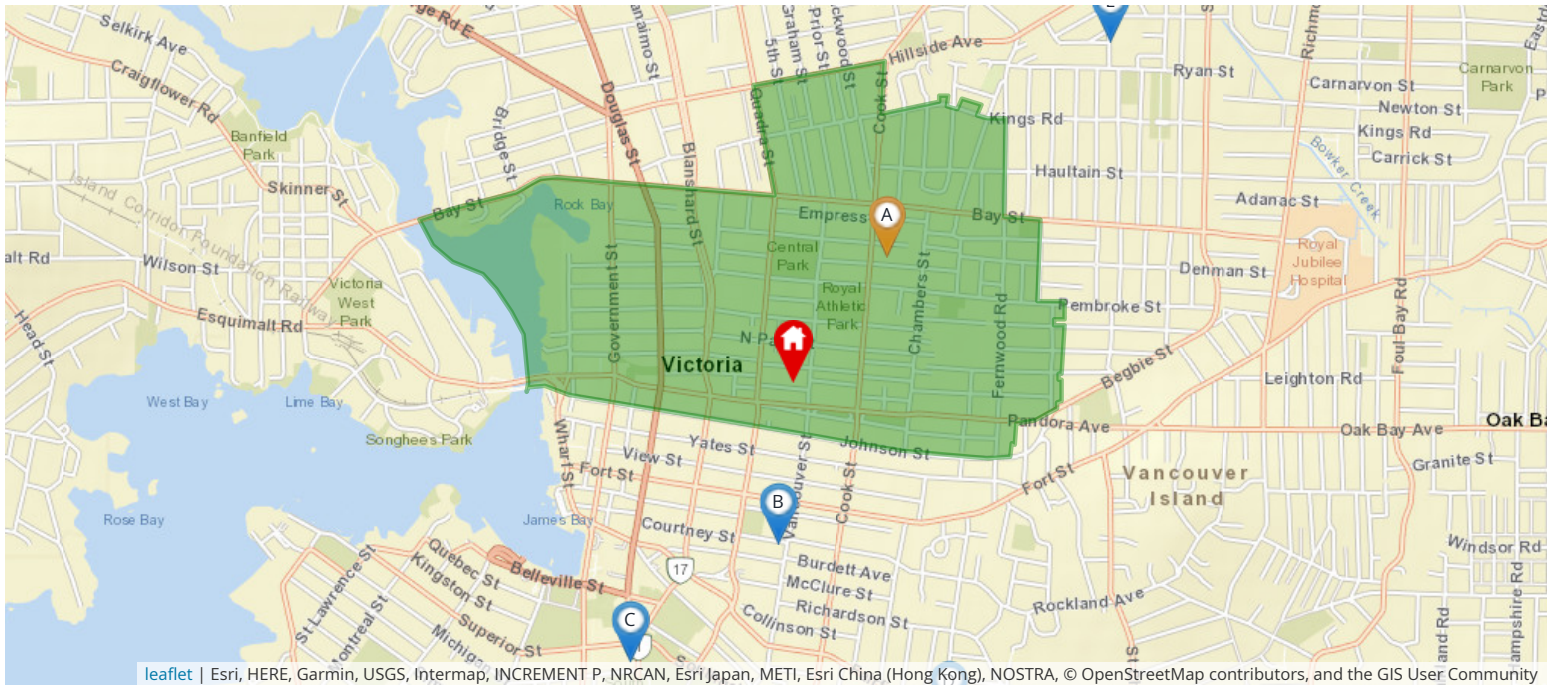


Legend

- | | | | |
|------------------|----------------------------|----------------------|---------------------|
| World_Street_Map | Main Victoria Streets | All Victoria Streets | Surrounding Streets |
| Address Labels | Address Labels - Esquimalt | Index (2.5m) | Dep Index (2.5m) |
| Interim (0.5m) | Dep Interim (0.5m) | Parcels (PID based) | Esquimalt Parcels |
| Buildings | | | |

Nearest Schools

Nearby Elementary Schools



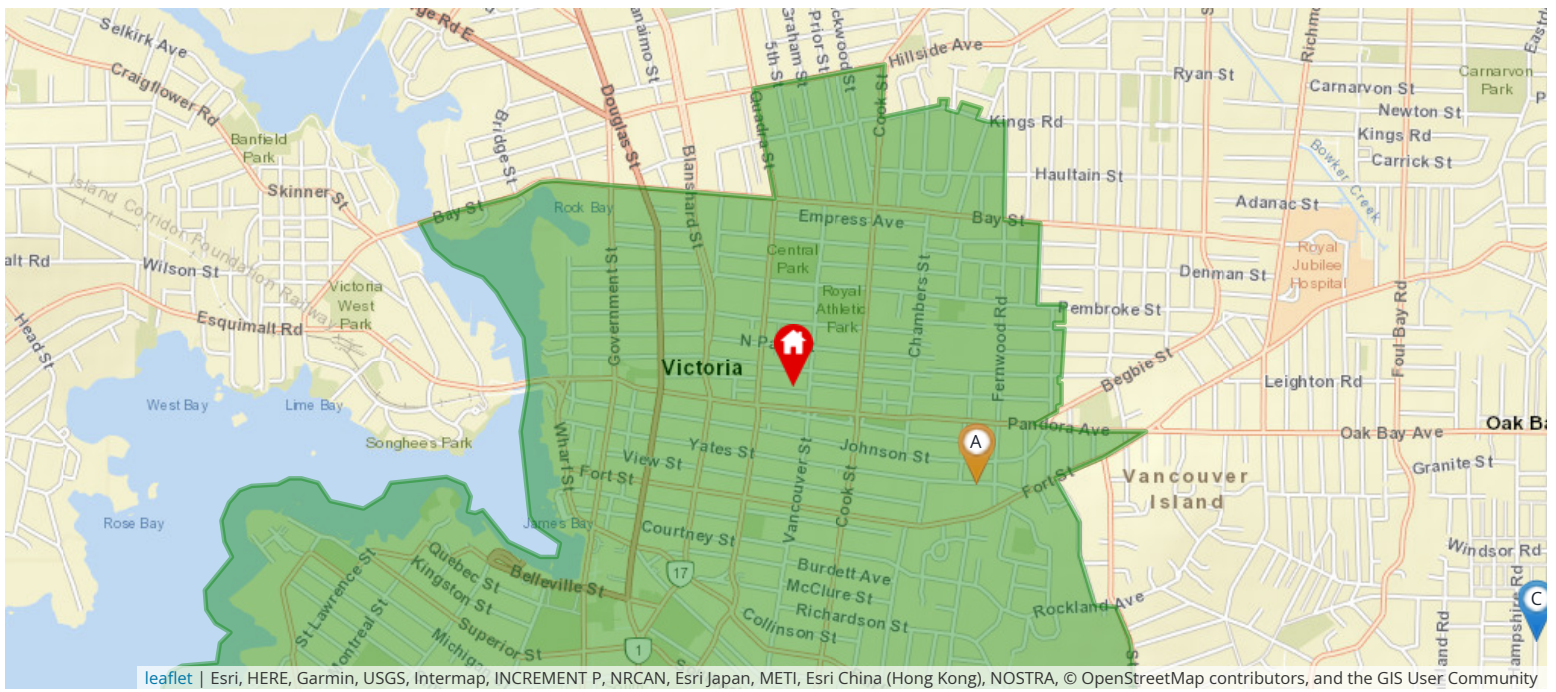
leaflet | Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCA, Esri Japan, METI, Esri China (Hong Kong), NOSTRA, © OpenStreetMap contributors, and the GIS User Community

Legend: 📍 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: **George Jay Elementary** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A George Jay	K - 5	SD 61	Victoria		12 mins	0.9 km	3 mins	8 mins
B Christ Church Cathedral	K - 8	Independent	Victoria		11 mins	0.8 km	5 mins	11 mins
C South Park	K - 5	SD 61	Victoria		23 mins	1.6 km	6 mins	11 mins
D Sir James Douglas	K - 5	SD 61	Victoria		27 mins	2.0 km	6 mins	22 mins
E Oaklands	K - 5	SD 61	Victoria		35 mins	2.5 km	7 mins	19 mins
F Quadra	K - 5	SD 61	Victoria		34 mins	2.4 km	6 mins	12 mins

Nearby Middle Schools

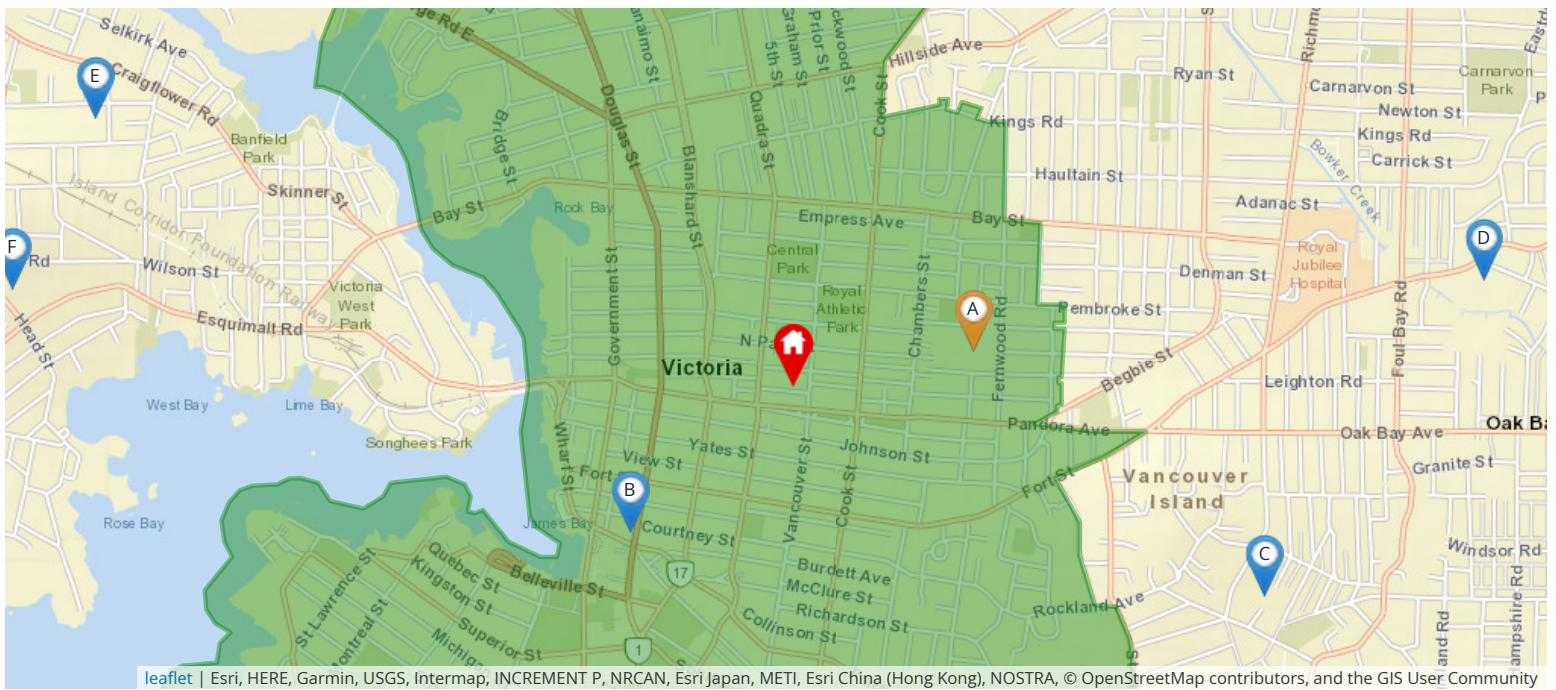


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: Central Middle -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Central Middle School	6 - 8	SD 61	Victoria		16 mins	1.1 km	4 mins	9 mins
B Lansdowne Middle School	6 - 8	SD 61	Victoria		49 mins	3.5 km	8 mins	19 mins
C Monterey Middle School	6 - 8	SD 61	Victoria		54 mins	3.9 km	11 mins	27 mins
D Rockheights	6 - 8	SD 61	Victoria		1 hour 6 mins	4.6 km	13 mins	34 mins
E Cedar Hill Middle School	6 - 8	SD 61	Victoria		1 hour 11 mins	5.0 km	11 mins	28 mins
F Colquitz Middle School	6 - 8	SD 61	Victoria		1 hour 14 mins	5.2 km	13 mins	30 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Victoria High** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Victoria High	9 - 12	SD 61	Victoria	AP Program	16 mins	1.1 km	5 mins	16 mins
B Pacific School of Innovation and Inquiry	8 - 12	Independent	Victoria	Independent School	18 mins	1.3 km	6 mins	8 mins
C Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (DP)	39 mins	2.8 km	8 mins	20 mins
D Oak Bay	9 - 12	SD 61	Victoria	AP Program	44 mins	3.2 km	10 mins	21 mins
E Esquimalt	9 - 12	SD 61	Victoria	AP Program	53 mins	3.8 km	10 mins	25 mins
F Victor Brodeur	K - 12	Independent	Victoria	IB Program (DP)	52 mins	3.7 km	11 mins	23 mins

Walk Score

948 MASON ST Victoria, V8T 1A2



Walker's Paradise

Daily errands do not require a car



Rider's Paradise

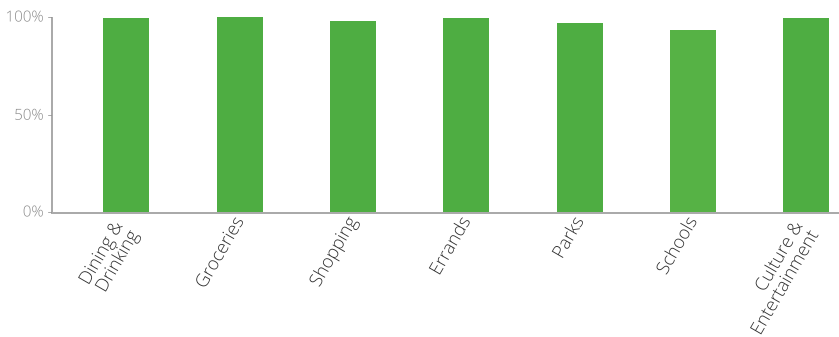
World-class public transportation



Biker's Paradise

Daily errands can be accomplished on a bike

The Walk Score here is 99 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

