



PROPERTY REPORT

101-5350 SAYWARD HILL CR

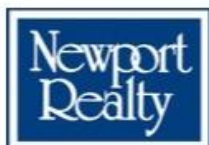
Saanich

V8Y 3H9

Canada

PID: 025-078-194

FEBRUARY 14, 2025



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

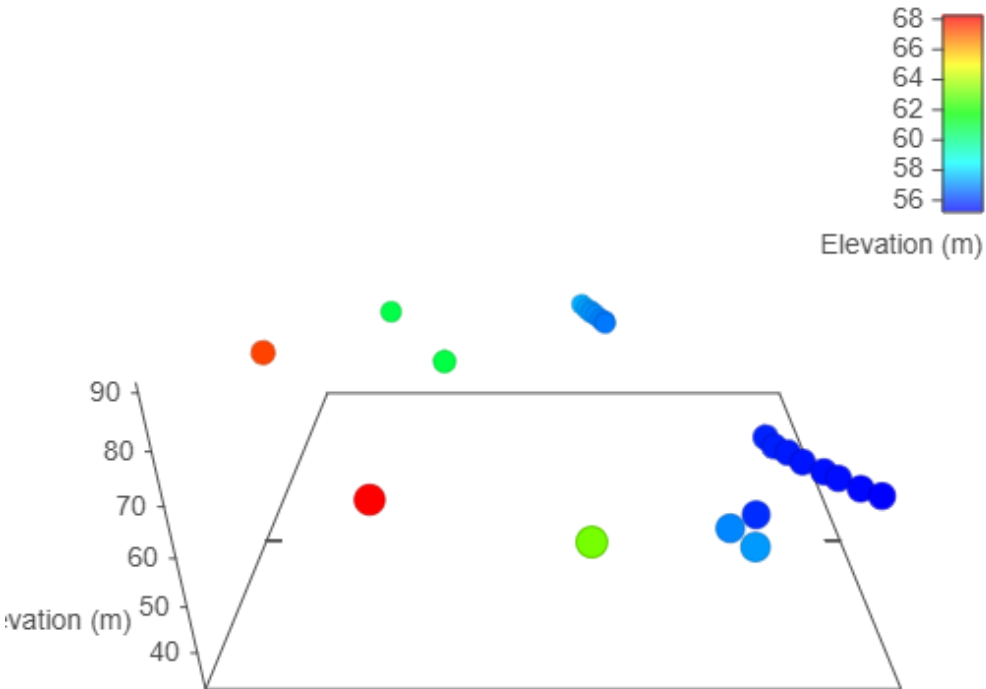


Estimated Lot Dimensions and Topography



leaflet | Tiles © Esri — Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, UPR-EGP, and the GIS User Community

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



Max Elevation: 68.24 m | Min Elevation: 55.20 m | Difference: 13.04 m



Property Identification & Legal Description

Address: 101 5350 SAYWARD HILL CRES VICTORIA BC V8Y 3H9
Jurisdiction: District of Saanich (SD63)
Roll No: 401524006 **Assessment Area:** 1
PID No: 025-078-194
Neighbourhood: Cordova Bay Ridge **MHR No:**
Legal Unique ID: A00000Z14J
Legal Description: STRATA LOT 6, PLAN VIS5110, SECTION 42, LAKE 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

2024 Municipal Taxes

Gross Taxes: \$4,368

2025 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$791,000	\$191,000	\$982,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$791,000	\$191,000	\$982,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$791,000	\$191,000	\$982,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$791,000	\$191,000	\$982,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$791,000	\$191,000	\$982,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$791,000	\$191,000	\$982,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$791,000	\$191,000	\$982,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2014-01-30	\$557,000	CA3573383	Reject - Not Suitable for Sales Analysis
2008-05-14	\$647,000	FB172691	Improved Single Property Transaction
2002-02-21	\$311,064	ET20044	Improved Single Property Transaction

Other Property Information

Lot SqFt:		Lot Width:	
Lot Acres:		Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Strata-Lot Residence (Condominium)
School District:	Saanich	Manual Class:	Strata Apartment - Frame
Vacant Flag:	No	Reg District:	Capital
BC Transit Flag:	Yes	Reg Hosp Dist:	Capital
Farm No:		Mgd Forest No:	
DB Last Modified:	2025-01-01	Rec Last Modified:	2025-01-01

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2024	\$968,000	\$4,368
2023	\$928,000	\$3,835
2022	\$906,000	\$3,884

2021	\$769,000	\$3,843
2020	\$761,000	\$3,806
2019	\$801,000	\$3,831
2018	\$775,000	\$3,768
2017	\$657,000	\$3,578
2016	\$580,000	\$3,695
2015	\$557,000	\$3,641
2014	\$557,000	\$3,589
2013	\$569,000	\$3,498
2012	\$581,000	\$3,388
2011	\$581,000	\$3,303
2010	\$562,000	\$3,258
2009	\$562,000	\$3,206
2008	\$562,000	\$3,128
2007	\$575,000	\$3,446
2006	\$487,000	\$3,355
2005	\$447,000	\$3,491
2004	\$336,000	\$3,056
2003	\$292,000	\$2,899
2002	\$315,000	\$3,312

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. All data is copyright either the Vancouver Island Real Estate Board or the Victoria Real Estate Board.

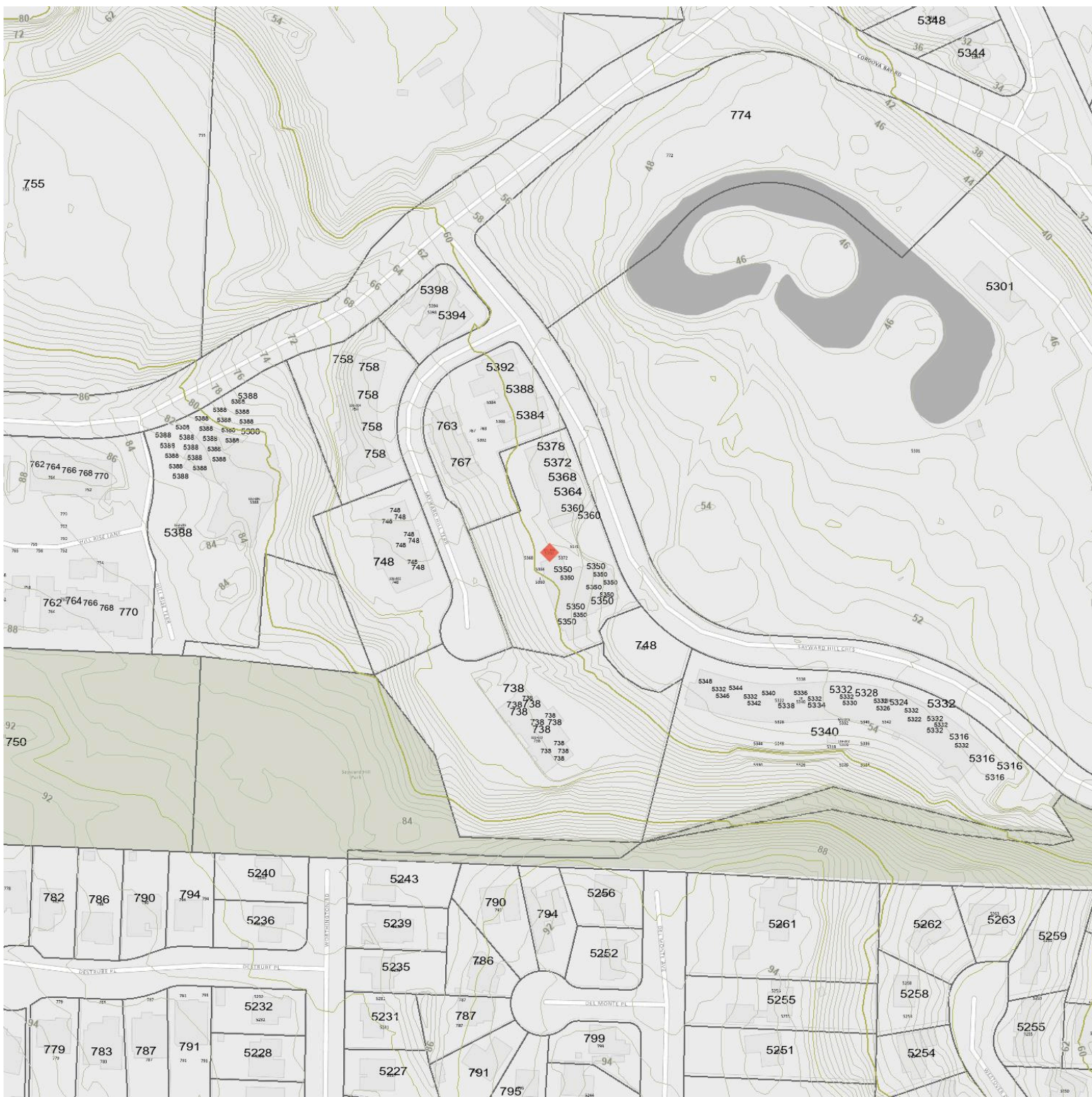
Legal



Legend

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

Contours

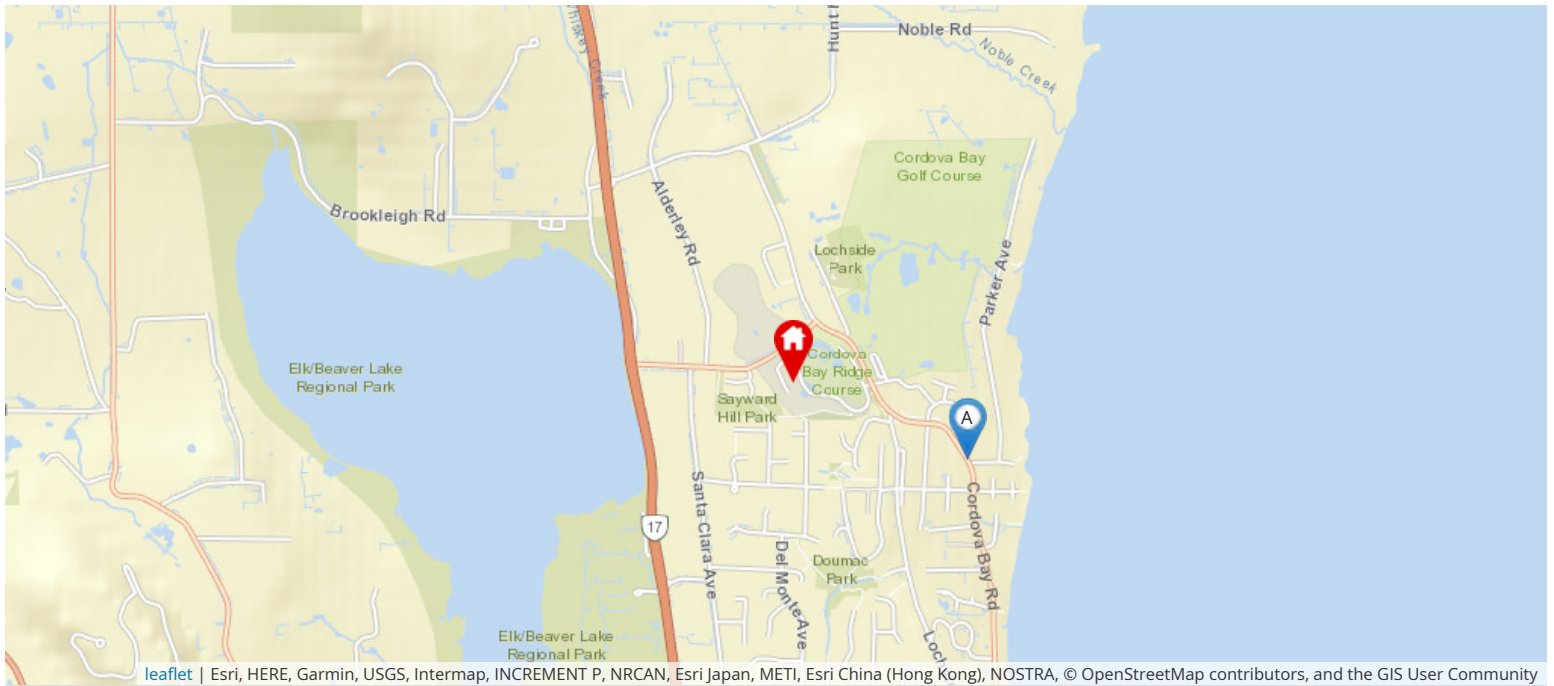


Legend

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

Nearest Schools

Nearby Elementary Schools



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

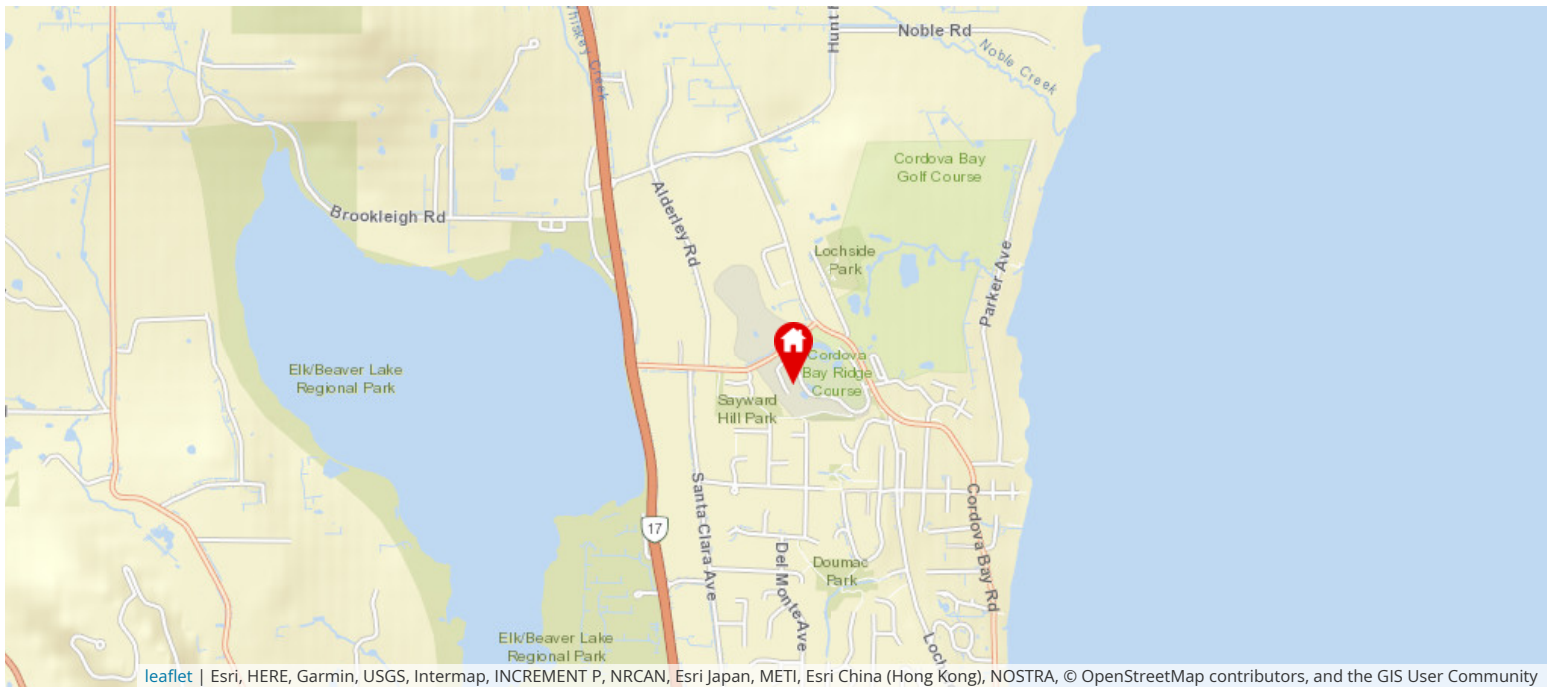
Legend: Subject Property Catchment School Other Schools

School District: **Saanich (63)**

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Cordova Bay	K - 5	SD 63	Victoria		13 mins	1.0 km	2 mins	13 mins
B Lochside	K - 5	SD 63	Victoria		54 mins	4.0 km	8 mins	18 mins
C Prospect Lake	K - 5	SD 63	Victoria		1 hour 38 mins	7.1 km	12 mins	1 hour 4 mins
D Regent Christian Online	K - 12	Independent	Victoria		1 hour 11 mins	5.1 km	11 mins	29 mins
E Keating	K - 5	SD 63	Victoria		1 hour 15 mins	5.4 km	8 mins	32 mins
F Brentwood	K - 5	SD 63	Brentwood Bay		2 hours 5 mins	9.1 km	14 mins	46 mins

Nearby Middle Schools



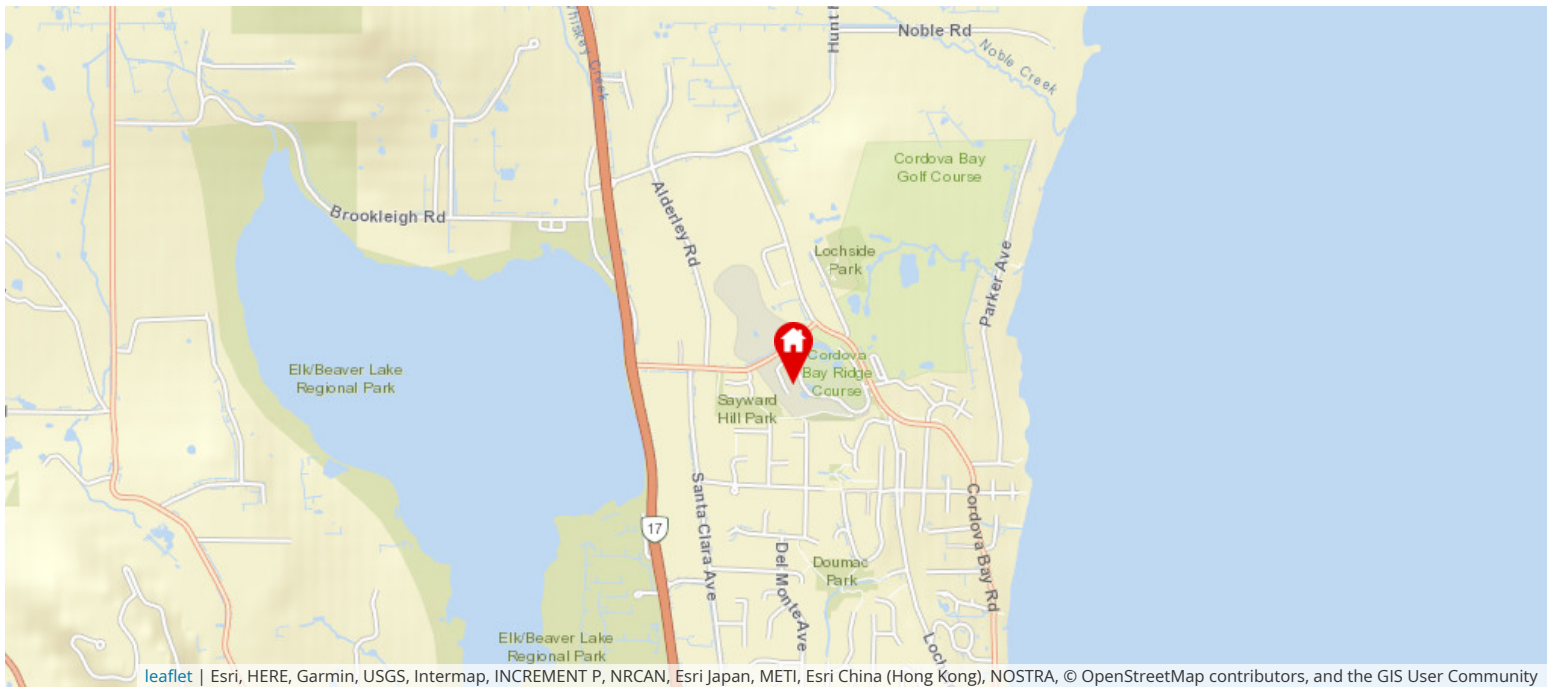
Legend: Subject Property Catchment School Other Schools

School District: **Saanich (63)**

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Royal Oak	6 - 8	SD 63	Victoria		1 hour 10 mins	5.0 km	10 mins	28 mins
B Bayside Middle	6 - 8	SD 63	Brentwood Bay		2 hours 12 mins	9.7 km	15 mins	44 mins
C North Saanich	6 - 8	SD 63	North Saanich		3 hours 40 mins	16.4 km	17 mins	52 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

School District: **Saanich (63)**

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Claremont	9 - 12	SD 63	Victoria	AP Program	38 mins	2.6 km	7 mins	38 mins
B Regent Christian Online	K - 12	Independent	Victoria		1 hour 11 mins	5.1 km	11 mins	29 mins
C Stelly's	9 - 12	SD 63	Saanichton		1 hour 54 mins	8.3 km	12 mins	48 mins
D Parkland	9 - 12	SD 63	Sidney	AP Program	3 hours 49 mins	17.1 km	18 mins	55 mins

Walk Score

101 5350 SAYWARD HILL CR Saanich, V8Y 3H9



Somewhat Walkable

Some errands can be accomplished on foot



Some Transit

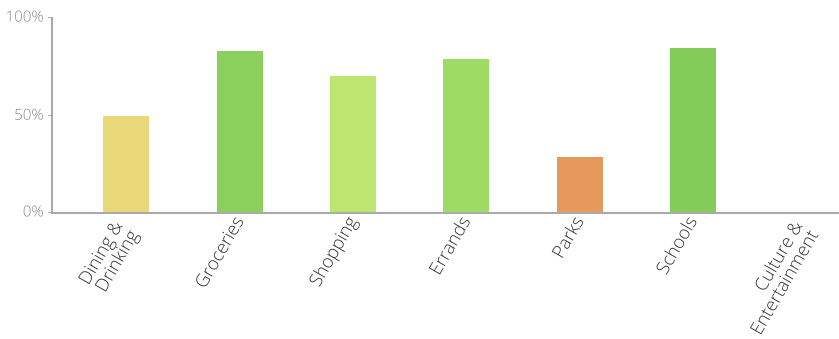
A few nearby public transportation options



Bikeable

Some bike infrastructure

The Walk Score here is 52 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

