

PROPERTY REPORT

106-747 TRAVINO LN

Saanich

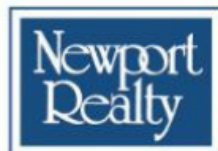
V8Z 0E4

Canada

PID: 030-157-102

JULY 19, 2022

**Marc
Owen-Flood**
Personal Real Estate Corporation



CHRISTIE'S
INTERNATIONAL REAL ESTATE

www.owen-flood.com
250-385-2033

Summary Sheet

106-747 TRAVINO LN Saanich BC V8Z 0E4

PID	030-157-102
Registered Owner	BL*, S*
Legal Description	STRATA LOT 67 SECTION 9 LAKE DISTRICT STRATA PLAN EPS2526 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	EPS2526
Zoning	CD-1RO - Comprehensive Development Royal Oak Zone
Community Plan(s)	LAP: Royal Oak , not in ALR



Year Built	2017	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)
Lot Size	-	Bedrooms	2
Bathrooms	2	Dimensions	-
Max Elev.	49.86 m	Min Elev.	34.06 m
Floor Area	1309 Ft²	WalkScore	54 / Somewhat Walkable
TransitScore	64 / Good Transit	Annual Taxes	\$3,548.00

ASSESSMENT				APPRECIATION			
	2021	%	2022		Date	(\$)	% Growth
Building	\$277,000	↑ 11.19	\$308,000	List Price	18/07/2022	\$895,000	↑ 49.17
Land	\$433,000	↑ 11.32	\$482,000	Sales History	21/05/2019	\$600,000	↑ 16.88
Total	\$710,000	↑ 11.27	\$790,000		23/06/2017	\$513,349	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
909921	Active 18/07/2022	1	\$895,000 /	Newport Realty Ltd.

DEVELOPMENT APPLICATIONS

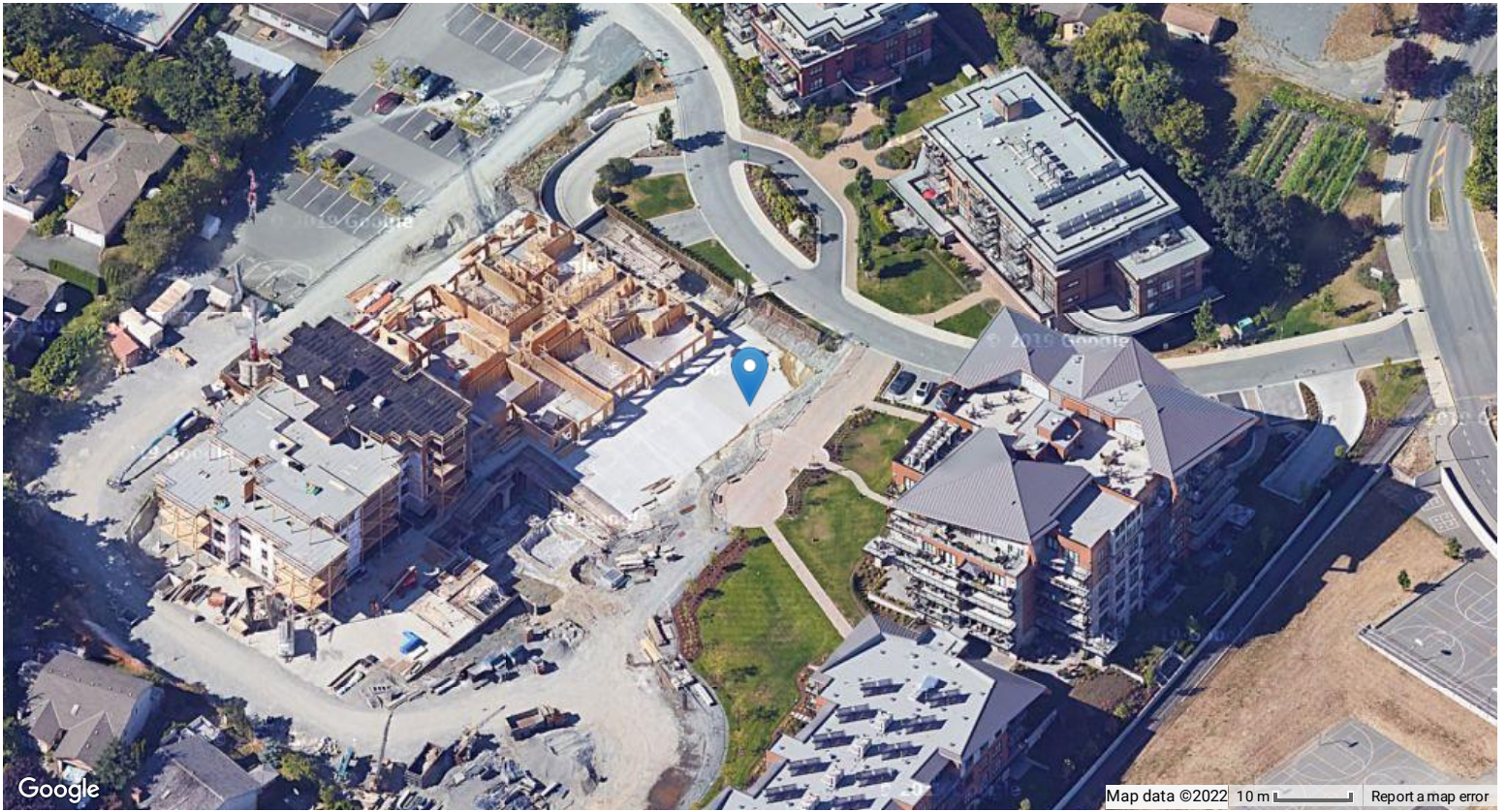
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SCHOOL DISTRICT

	Nearest Elementary	Nearest Middle	Nearest Secondary
Nearest School	Lochside	Royal Oak	Claremont
School District	SD 63	SD 63	SD 63
Grades	K - 5	6 - 8	9 - 12

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.

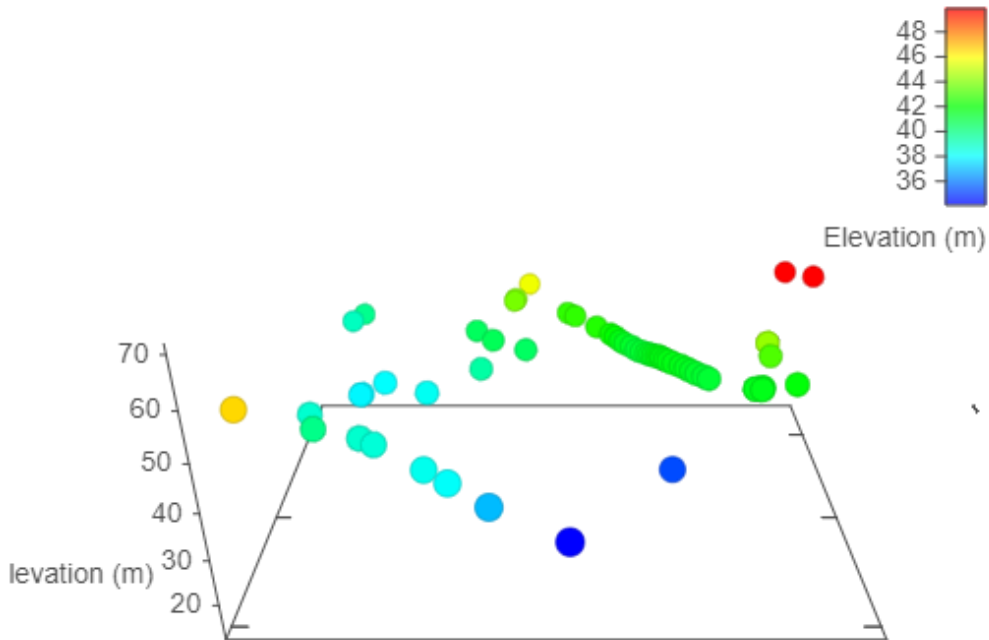
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography



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



Max Elevation: 49.86 m | Min Elevation: 34.06 m | Difference: 15.80 m

Property Identification & Legal Description

Address: 106 747 TRAVINO LANE VICTORIA BC V8Z 0E4
Jurisdiction: District of Saanich (SD63)
Roll No: 490719097 **Assessment Area:** 1
PID No: 030-157-102
Neighbourhood: Royal Oak / Wilkinson **MHR No:**
Legal Unique ID: D00000E24S
Legal Description: Strata Lot 67, Plan EPS2526, Section 9, 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

2021 Municipal Taxes

Gross Taxes: \$3,548

2022 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
		\$482,000	\$308,000	\$790,000
GENERAL:				
		Land	Improve	Total
	Gross Value:	\$482,000	\$308,000	\$790,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$482,000	\$308,000	\$790,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$482,000	\$308,000	\$790,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$482,000	\$308,000	\$790,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$482,000	\$308,000	\$790,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$482,000	\$308,000	\$790,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2019-05-21	\$600,000	CA7512201	Reject - Not Suitable for Sales Analysis
2017-06-23	\$513,349	CA6088227	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:	2022-03-21	Rec Last Modified:	2022-03-21

Assessment & Tax History

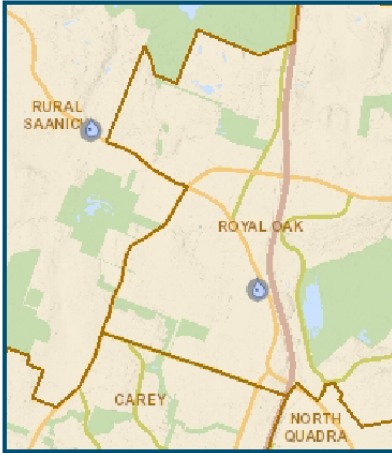
Year	Assessed Value	Gross Taxes
2021	\$710,000	\$3,548
2020	\$702,000	\$3,511
2019	\$576,000	\$2,755
2018	\$472,000	\$2,295
2017	\$0	

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.

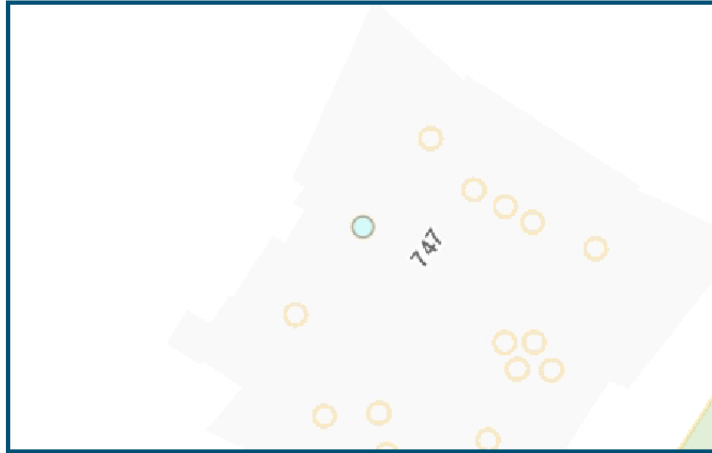


District of Saanich Property Information Report

Report generated 7/19/2022 9:51:41 AM



Property location within District of Saanich



Property Map

106 747 TRAVINO LANE

Property Information

Folio: 49-0719-097

PID: 030-157-102

Status: ACTIVE

Property Number: 148607

LTO Number: CA7512201

Legal: STRATA LOT 67 SECTION 9 LAKE DISTRICT STRATA PLAN EPS2526 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Land Attributes

Exemption / Taxation Code:	----
School District:	SCHOOL DISTRICT 63
BCAA Lot Size:	
BCAA Manual Class:	STRATA APARTMENT - FRAME
BCAA Neighbourhood Code:	ROYAL OAK/WILKINSON-W SAANICH
Development Cost Charge Area:	----
Municipal Parks DCC Area:	NW
Year Built:	2017
Zoning:	CD-1RO COMPREHENSIVE DEVELOPMENT ROYAL OAK ZONE
Local Area:	ROYAL OAK
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 11, 2022	3,386.96	1-Residential	482,000	308,000	790,000	790,000
May 11, 2021	3,548.32	1-Residential	433,000	277,000	710,000	710,000

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:	YES

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.

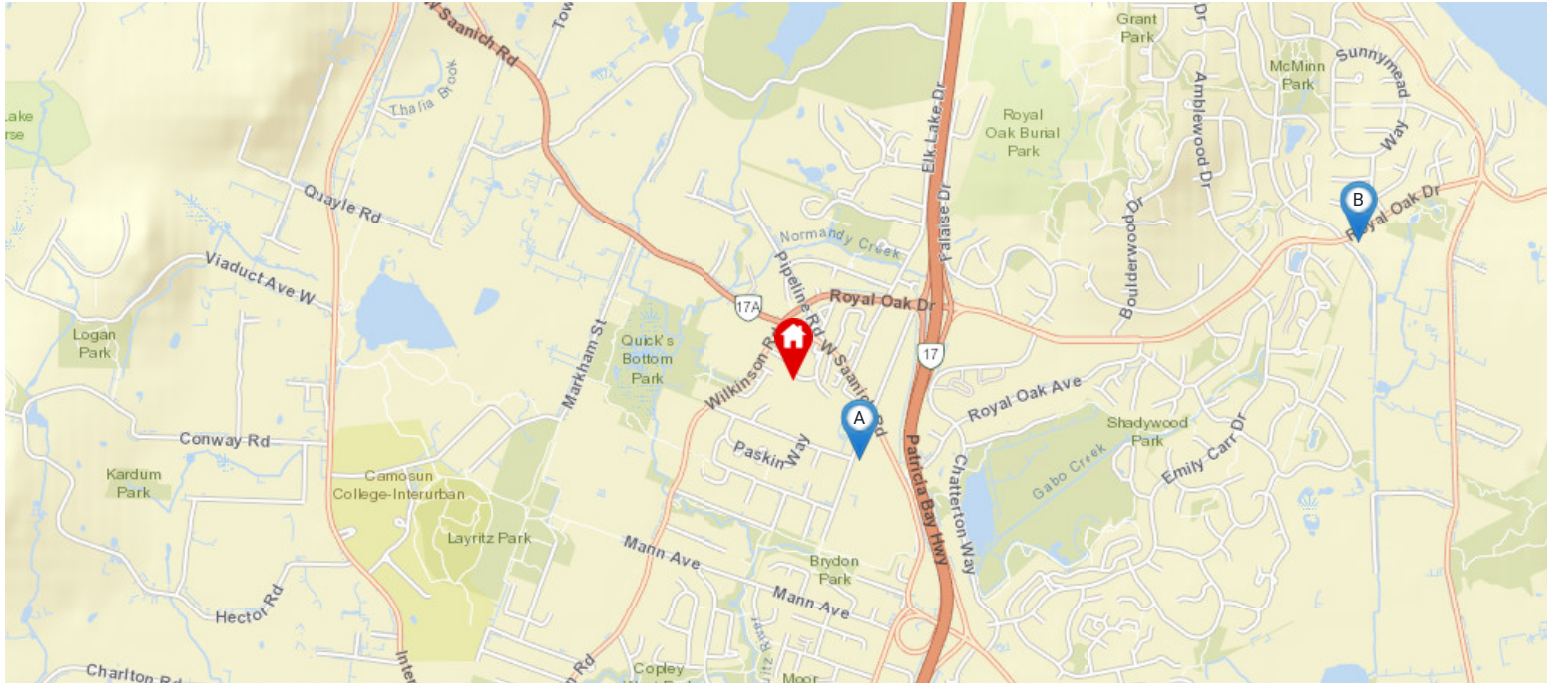
Additional Comments

Category	Date	Details
PLANNING	Jul 26, 2017	DEVELOPMENT PERMIT NUMBER DPR2005-00030 This is an Environmental DP
PLANNING	Jul 26, 2017	DEVELOPMENT PERMIT NUMBER DPR2008-00009 APPLIES TO THE SITE. THIS IS FOR A PROPOSED FIVE APARTMENT BUILDINGS WITH UNDERGROUND PARKING

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.

Nearest Schools

Nearby Elementary Schools



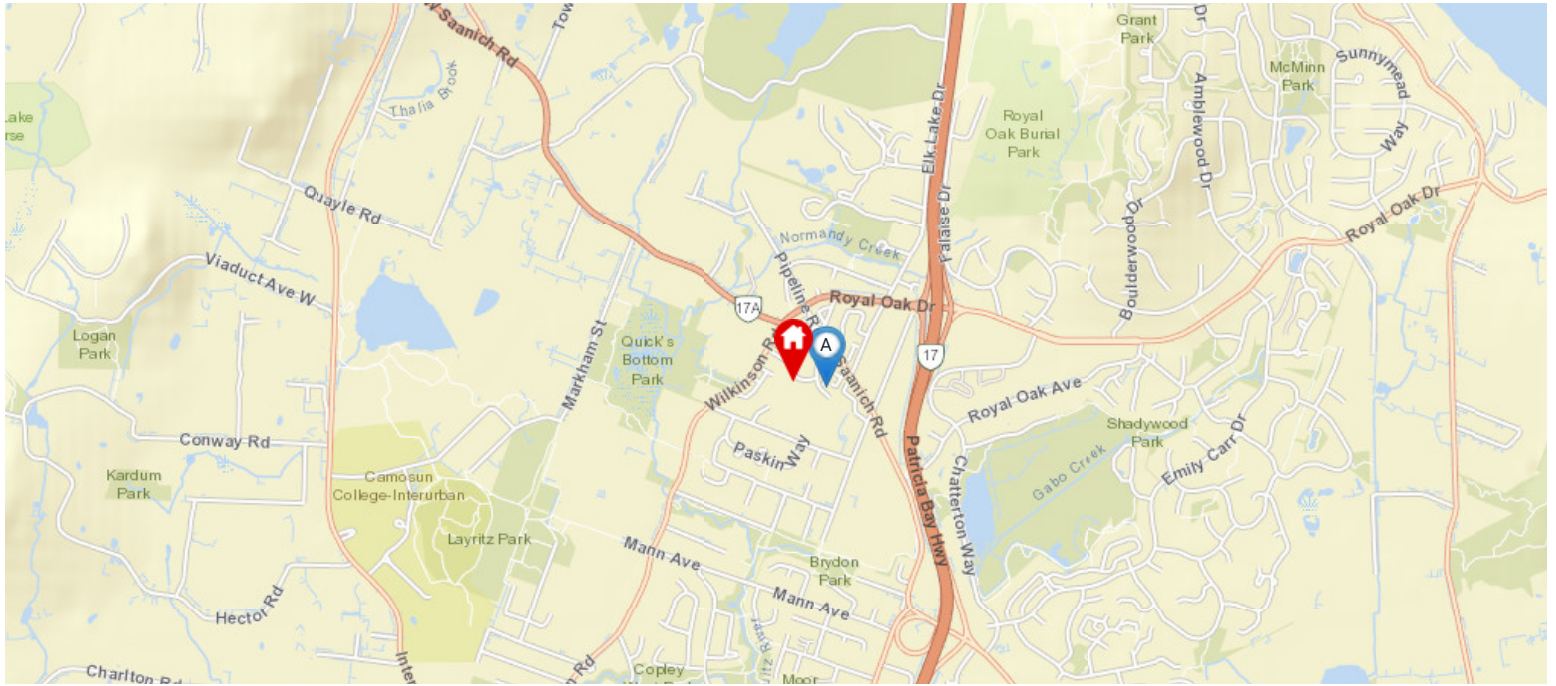
Legend: Subject Property Catchment School Other Schools

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 Regent Christian Online	K - 12	Independent	Victoria		10 mins	0.8 km	3 mins	10 mins
B Lochside	K - 5	SD 63	Victoria		38 mins	3.0 km	6 mins	15 mins
C Cordova Bay	K - 5	SD 63	Victoria		1 hour 10 mins	5.3 km	9 mins	22 mins
D Prospect Lake	K - 5	SD 63	Victoria		59 mins	4.7 km	7 mins	23 mins
E Keating	K - 5	SD 63	Victoria		1 hour 52 mins	9.0 km	11 mins	24 mins
F Brentwood	K - 5	SD 63	Brentwood Bay		2 hours 14 mins	10.6 km	14 mins	37 mins

Nearby Middle Schools



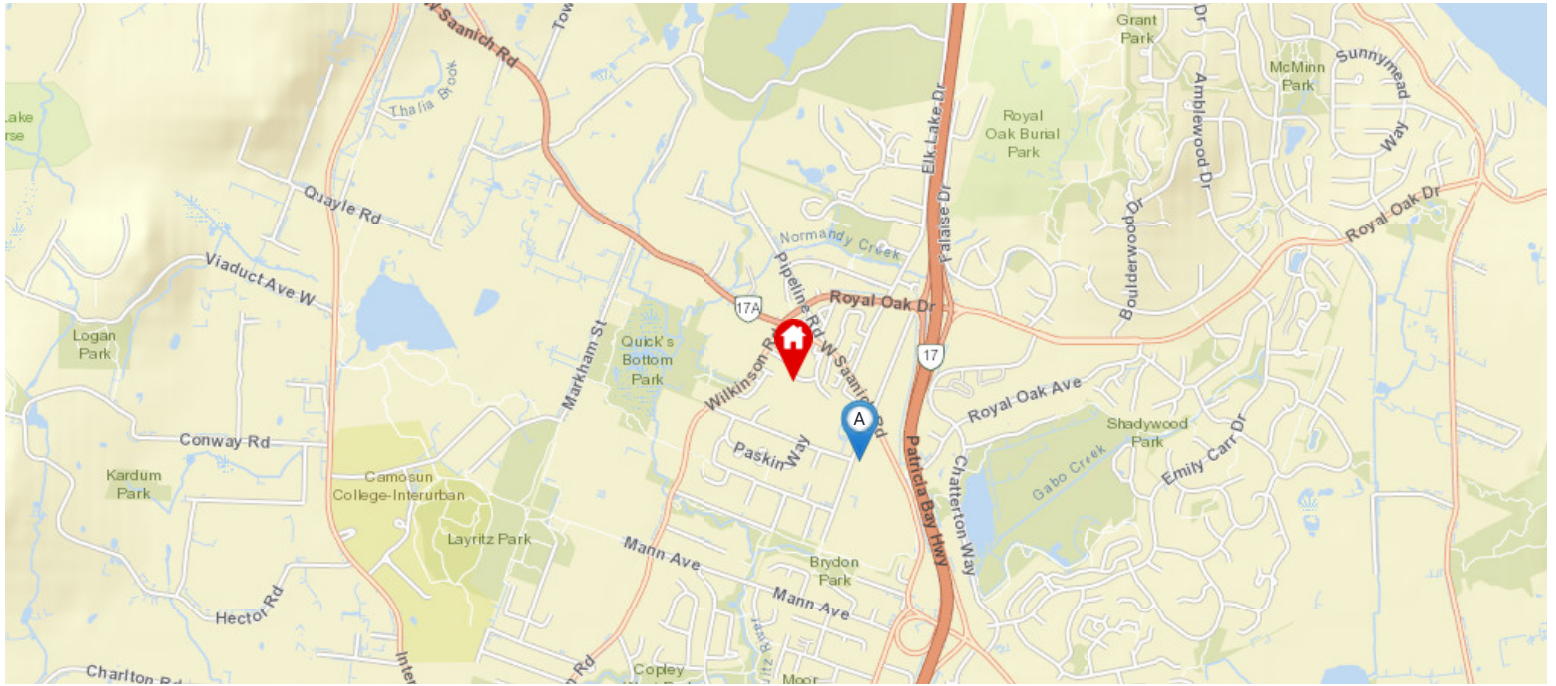
Legend: Subject Property Catchment School Other Schools

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		4 mins	0.3 km	3 mins	4 mins
B Bayside Middle	6 - 8	SD 63	Brentwood Bay		2 hours 18 mins	11.1 km	14 mins	36 mins
C North Saanich	6 - 8	SD 63	North Saanich		4 hours 6 mins	20.3 km	19 mins	51 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 Regent Christian Online	K - 12	Independent	Victoria		10 mins	0.8 km	3 mins	10 mins
B Claremont	9 - 12	SD 63	Victoria	AP Program	47 mins	3.5 km	6 mins	32 mins
C Stelly's	9 - 12	SD 63	Saanichton		2 hours 24 mins	11.5 km	14 mins	40 mins
D Parkland	9 - 12	SD 63	Sidney	AP Program	4 hours 14 mins	21.0 km	20 mins	53 mins

Walkscore

106 747 TRAVINO LN Saanich, V8Z 0E4

Walk Score
54

Somewhat Walkable

Some errands can be accomplished on foot

Transit Score
64

Good Transit

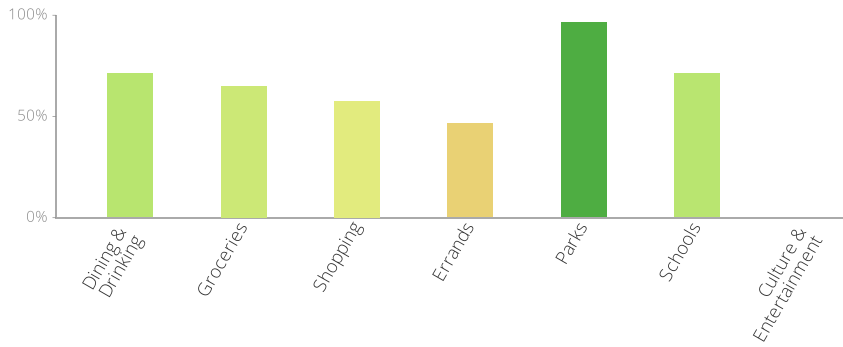
Many nearby public transportation options

Bike Score
78

Very Bikeable

Biking is convenient for most trips

The Walk Score here is 54 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

