



PROPERTY REPORT

209-1211 BEACH DR

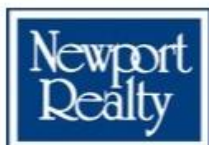
Oak Bay

V8S 2N4

Canada

PID: 000-195-553

OCTOBER 24, 2024



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

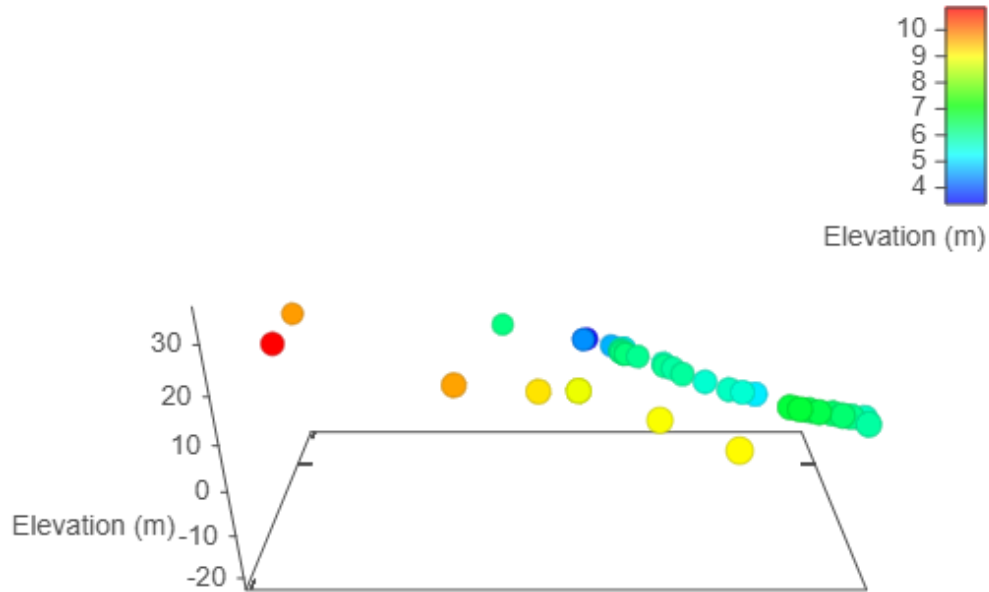


Estimated Lot Dimensions and Topography



leaflet | © mapbox

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



Max Elevation: 10.85 m | Min Elevation: 3.37 m | Difference: 7.48 m



Property Identification & Legal Description

Address: 209 1211 BEACH DR VICTORIA BC V8S 2N4
Jurisdiction: District of Oak Bay
Roll No: 80037600 **Assessment Area:** 1
PID No: 000-195-553
Neighbourhood: Oak Bay Waterfront **MHR No:**
Legal Unique ID: A00000ZDZT
Legal Description: STRATA LOT N, PLAN VIS108, SECTION 23, VICTORIA LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2023 Municipal Taxes

Gross Taxes: \$6,164

2024 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$1,734,000	\$70,200	\$1,804,200

GENERAL:

	Land	Improve	Total
Gross Value:	\$1,734,000	\$70,200	\$1,804,200
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,734,000	\$70,200	\$1,804,200

SCHOOL:

	Land	Improve	Total
Gross Value:	\$1,734,000	\$70,200	\$1,804,200
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,734,000	\$70,200	\$1,804,200

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$1,734,000	\$70,200	\$1,804,200
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,734,000	\$70,200	\$1,804,200

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2002-11-21	\$460,000	ET131472	Improved Single Property Transaction
2002-11-08	\$414,000	ET127172	Reject - Not Suitable for Sales Analysis

Other Property Information

Lot SqFt:		Lot Width:	
Lot Acres:		Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Strata-Lot Residence (Condominium)
School District:	Greater Victoria	Manual Class:	Strata Apartment - Concrete
Vacant Flag:	No	Reg District:	Capital
BC Transit Flag:	Yes	Reg Hosp Dist:	Capital
Farm No:		Mgd Forest No:	
DB Last Modified:	2024-01-01	Rec Last Modified:	2024-01-01

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2023	\$1,455,600	\$6,164
2022	\$1,145,400	\$4,922
2021	\$1,083,300	\$5,377

2020	\$1,175,700	\$5,749
2019	\$1,146,200	\$5,155
2018	\$1,193,500	\$5,385
2017	\$1,019,800	\$5,009
2016	\$794,900	\$4,817
2015	\$763,500	\$4,797
2014	\$672,400	\$4,197
2013	\$722,300	\$4,302
2012	\$762,200	\$4,384
2011	\$811,500	\$4,581
2010	\$748,000	\$4,286
2009	\$707,000	\$3,906
2008	\$711,000	\$3,812
2007	\$652,000	\$3,670
2006	\$535,000	\$3,446
2005	\$520,000	\$3,772
2004	\$495,000	\$4,189
2003	\$459,000	\$4,357
2002	\$414,000	\$4,118
2001	\$394,000	\$3,884

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

Contours



Legend

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

Walk Score

209 1211 BEACH DR Oak Bay, V8S 2N4



Car-Dependent

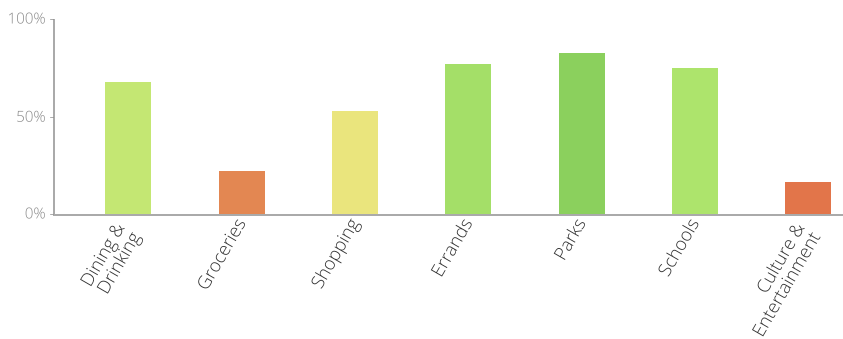
Most errands require a car



Bikeable

Some bike infrastructure

The Walk Score here is 49 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

