



PROPERTY REPORT

2580 SHERWOOD LN

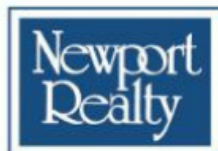
Saanich

Canada

PID: 031-737-633

JANUARY 10, 2023

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



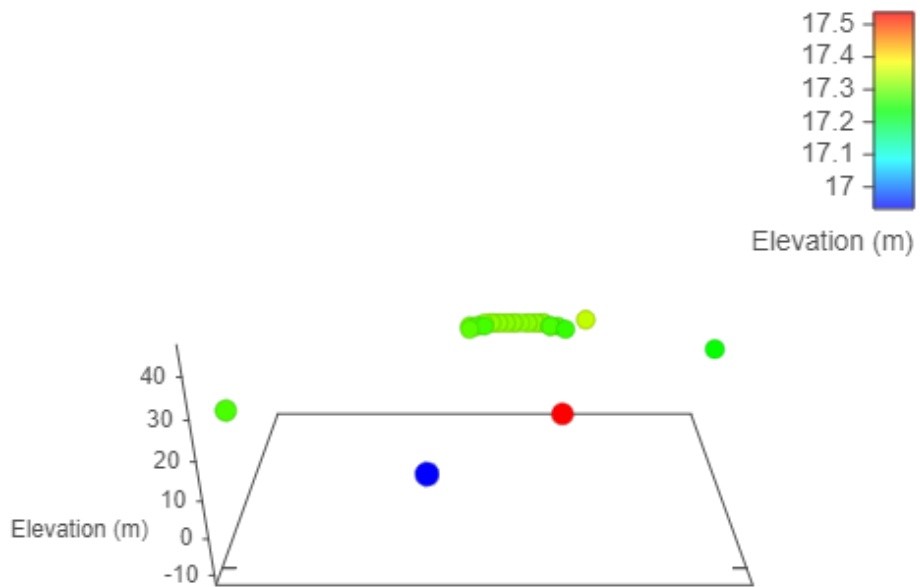
CHRISTIE'S
INTERNATIONAL REAL ESTATE

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

Estimated Lot Dimensions and Topography



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

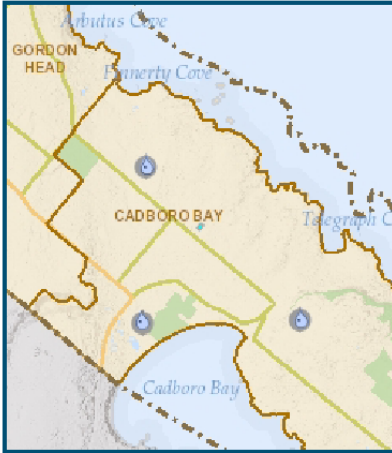


Max Elevation: 17.54 m | Min Elevation: 16.93 m | Difference: 0.60 m

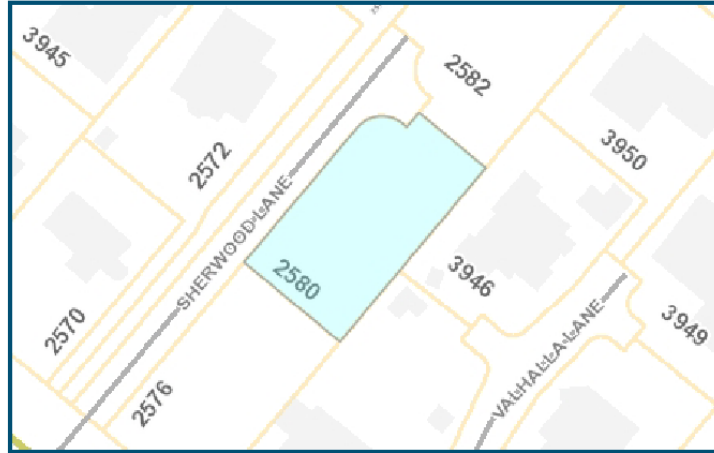


District of Saanich Property Information Report

Report generated 1/10/2023 1:01:58 PM



Property location within District of Saanich



Property Map

2580 SHERWOOD LANE

Property Information

Folio: 74-2546-003

PID: 031-737-633

Status: ACTIVE

Property Number: 151188

LTO Number: CB65677

Legal: STRATA LOT A SECTION 44 VICTORIA DISTRICT STRATA PLAN EPS8120 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:	FULLY TAXABLE LAND, STRUCTURES, ETC
School District:	SCHOOL DISTRICT 61
BCAA Lot Size:	
BCAA Manual Class:	----
BCAA Neighbourhood Code:	TEN MILE POINT-ASH RD
Development Cost Charge Area:	----
Municipal Parks DCC Area:	----
Year Built:	----
Zoning:	RS-12 SINGLE FAMILY DWELLING
Local Area:	CADBORO BAY
Development Permit Area:	SAANICH GENERAL

Property Tax Levies and Assessments Summary

Notice Date	Total Levy	Class	Gross Land	Gross Improvement	Gross Assessment	Net Assessment
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Property Activity

Building Permits: (any)	YES
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:	NO

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.

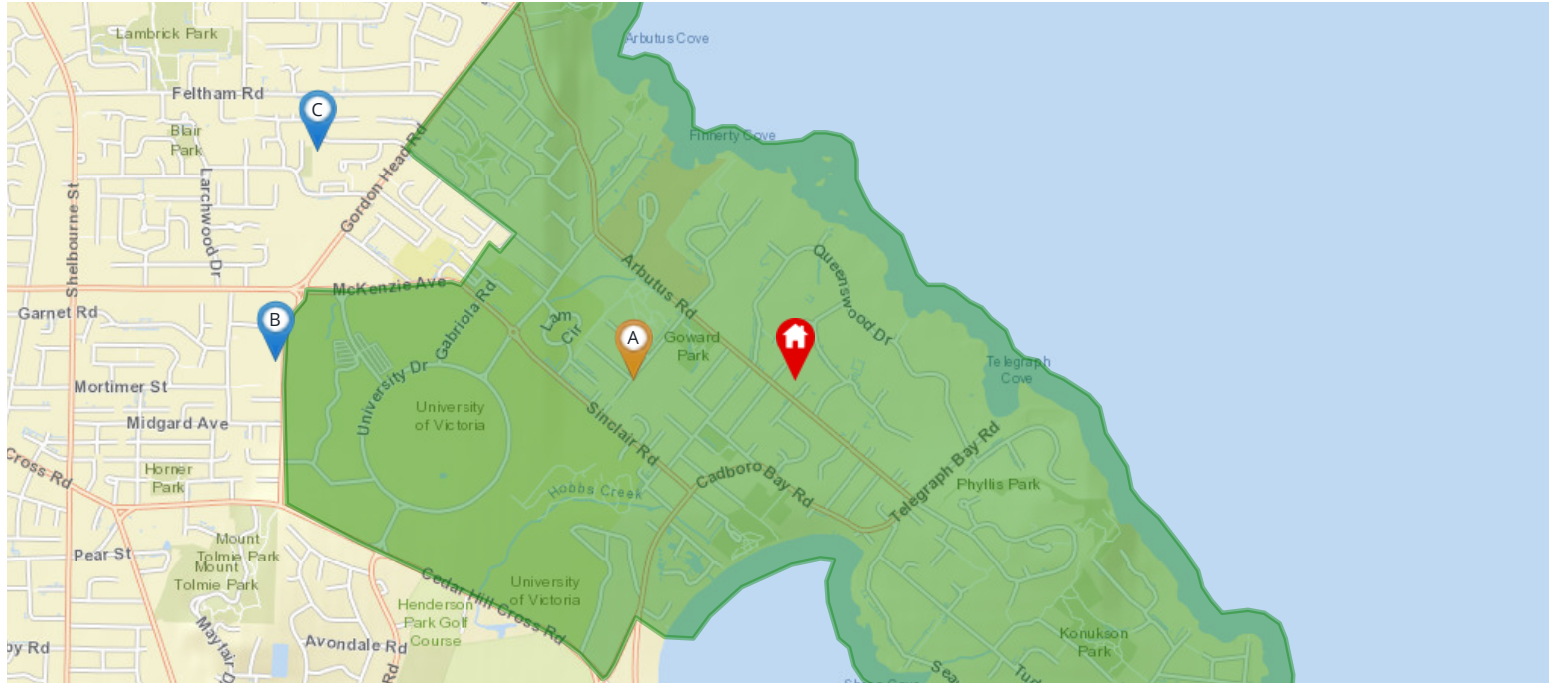
Additional Comments

Category	Date	Details
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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

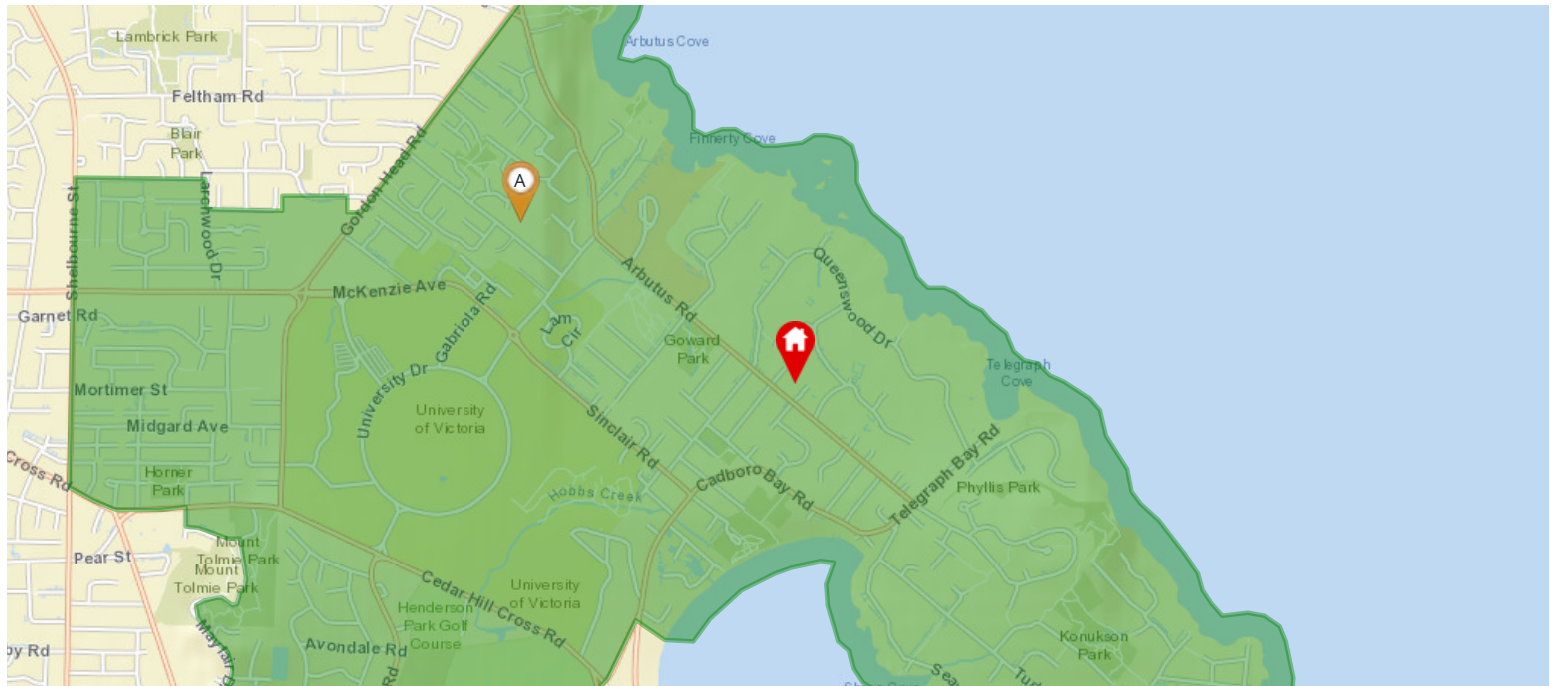


Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: Frank Hobbs Elementary -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Frank Hobbs	K - 5	SD 61	Victoria		13 mins	1.0 km	2 mins	13 mins
B Campus View	K - 5	SD 61	Victoria		36 mins	2.9 km	6 mins	23 mins
C Maria Montessori	K - 12	Independent	Victoria		34 mins	2.6 km	6 mins	22 mins
D Hillcrest	K - 5	SD 61	Victoria		41 mins	3.2 km	6 mins	28 mins
E St Michaels	K - 12	Independent	Victoria		56 mins	4.4 km	8 mins	31 mins
F Torquay	K - 5	SD 61	Victoria		52 mins	4.1 km	8 mins	31 mins

Nearby Middle Schools

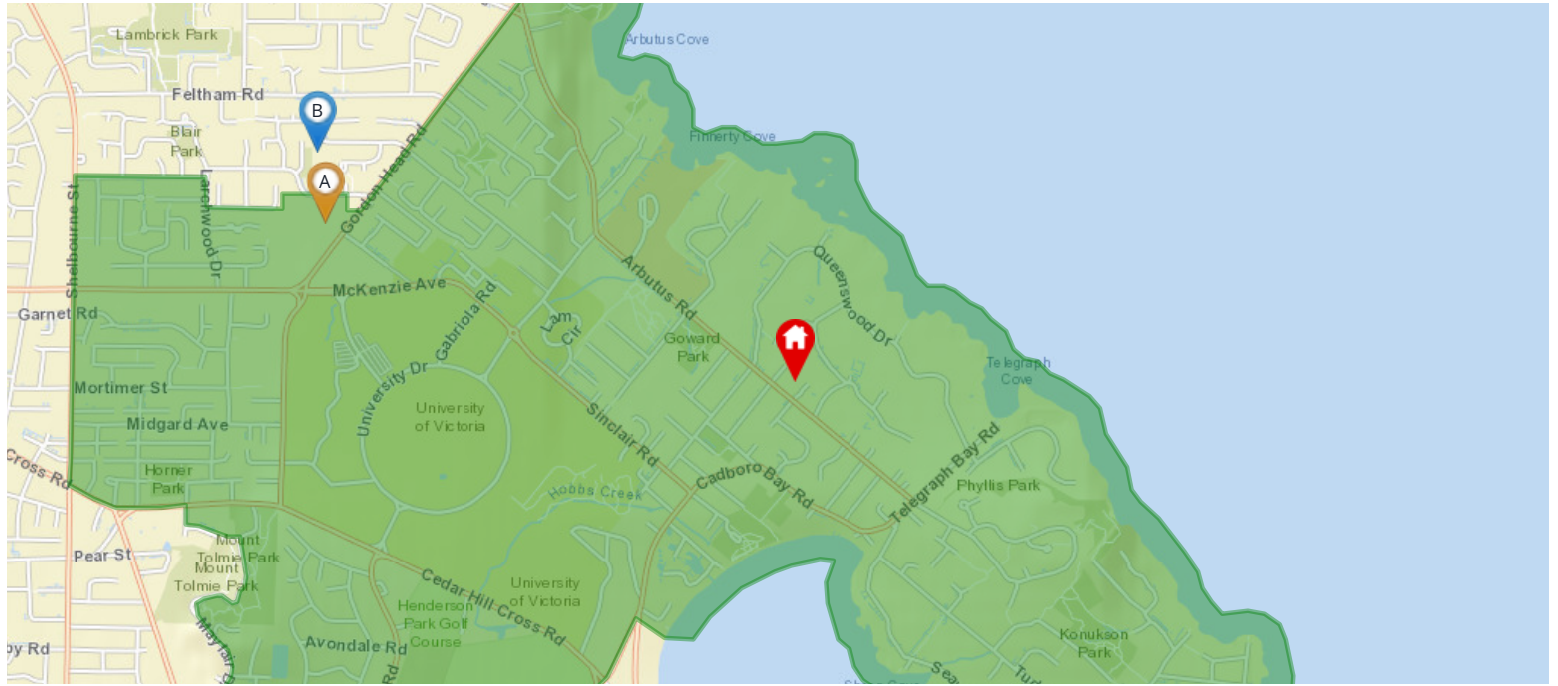


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: Arbutus Global Middle -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Arbutus Global Middle School	6 - 8	SD 61	Victoria		22 mins	1.7 km	4 mins	11 mins
B Gordon Head Middle School	6 - 8	SD 61	Victoria		51 mins	4.0 km	7 mins	25 mins
C Cedar Hill Middle School	6 - 8	SD 61	Victoria		52 mins	4.1 km	9 mins	34 mins
D Lansdowne Middle School	6 - 8	SD 61	Victoria		53 mins	4.2 km	7 mins	22 mins
E Monterey Middle School	6 - 8	SD 61	Victoria		1 hour 17 mins	6.2 km	12 mins	47 mins
F Central Middle School	6 - 8	SD 61	Victoria		1 hour 29 mins	7.0 km	13 mins	23 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: Mount Douglas Secondary -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Mount Douglas	9 - 12	SD 61	Victoria	AP Program	34 mins	2.6 km	5 mins	22 mins
B	Maria Montessori	K - 12	Independent	Victoria		34 mins	2.6 km	6 mins	22 mins
C	St Michaels	K - 12	Independent	Victoria	AP Program	56 mins	4.4 km	8 mins	31 mins
D	Lambrick Park	9 - 12	SD 61	Victoria	AP Program	52 mins	4.1 km	9 mins	28 mins
E	Oak Bay	9 - 12	SD 61	Victoria	AP Program	59 mins	4.7 km	8 mins	17 mins
F	Reynolds	9 - 12	SD 61	Victoria	AP Program	1 hour 17 mins	6.1 km	11 mins	39 mins

