



## PROPERTY REPORT

2-10457 RESTHAVEN DR

Sidney

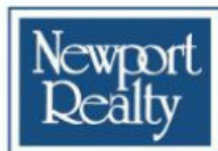
V8L 3H6

Canada

PID: 000-112-755

NOVEMBER 4, 2022

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

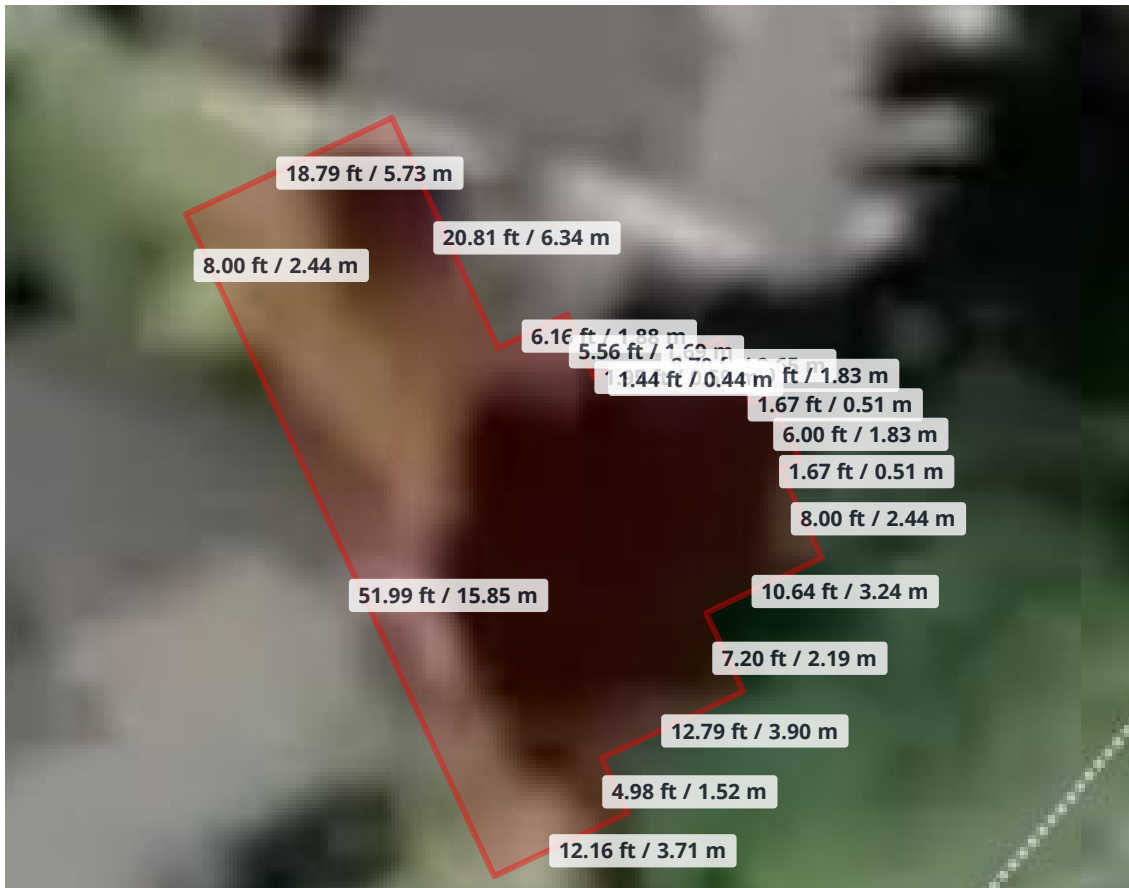


**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

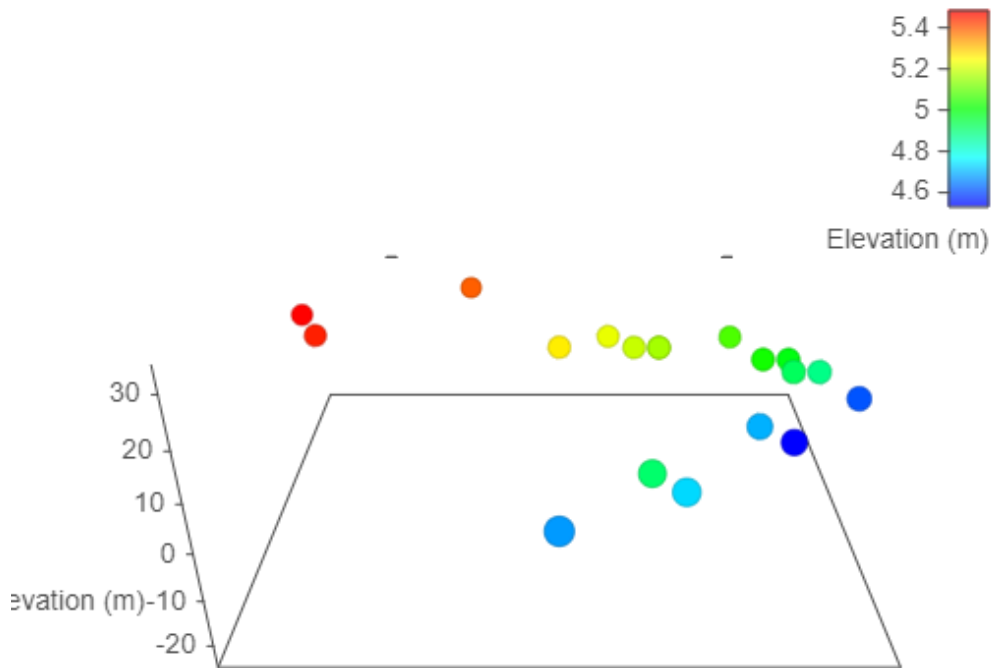
[www.owen-flood.com](http://www.owen-flood.com)  
**250-385-2033**



# Estimated Lot Dimensions and Topography



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



Max Elevation: 5.48 m | Min Elevation: 4.53 m | Difference: 0.95 m

## Property Identification & Legal Description

<b>Address:</b>	2 10457 RESTHAVEN DR SIDNEY BC V8L 3H6		
<b>Jurisdiction:</b>	Town of Sidney		
<b>Roll No:</b>	141336020	<b>Assessment Area:</b>	1
<b>PID No:</b>	000-112-755	<b>MHR No:</b>	
<b>Neighbourhood:</b>	North of Ardwell Dr		
<b>Legal Unique ID:</b>	A0000106SZ		
<b>Legal Description:</b>	Strata Lot 2, Plan VIS1316, Section 92, 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		

## 2022 Municipal Taxes

**Gross Taxes:** \$4,549

## 2022 Assessed Values

### VALUATION:

	Land	Improve	Total
<b>Value:</b>	\$986,000	\$163,000	\$1,149,000

### GENERAL:

	Land	Improve	Total
<b>Gross Value:</b>	\$986,000	\$163,000	\$1,149,000
<b>Exempt Value:</b>	\$0	\$0	\$0
<b>Net Value:</b>	\$986,000	\$163,000	\$1,149,000

### SCHOOL:

	Land	Improve	Total
<b>Gross Value:</b>	\$986,000	\$163,000	\$1,149,000
<b>Exempt Value:</b>	\$0	\$0	\$0
<b>Net Value:</b>	\$986,000	\$163,000	\$1,149,000

### BC TRANSIT:

	Land	Improve	Total
<b>Gross Value:</b>	\$986,000	\$163,000	\$1,149,000
<b>Exempt Value:</b>	\$0	\$0	\$0
<b>Net Value:</b>	\$986,000	\$163,000	\$1,149,000

## Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2021-04-27	\$510,000	CA8949820	Reject - Not Suitable for Sales Analysis
2016-09-12	\$800,000	CA5495432	Improved Single Property Transaction
1992-12-04	\$295,000	EF163356	Improved Single Property Transaction

## Other Property Information

<b>Lot SqFt:</b>		<b>Lot Width:</b>	
<b>Lot Acres:</b>		<b>Lot Depth:</b>	
<b>Tenure:</b>	Crown-Granted	<b>Actual Use:</b>	Row Housing (Single Unit Ownership)
<b>School District:</b>	Saanich	<b>Manual Class:</b>	Strata Townhouse
<b>Vacant Flag:</b>	No	<b>Reg District:</b>	Capital
<b>BC Transit Flag:</b>	Yes	<b>Reg Hosp Dist:</b>	Capital
<b>Farm No:</b>		<b>Mgd Forest No:</b>	
<b>DB Last Modified:</b>	2022-03-21	<b>Rec Last Modified:</b>	2022-03-21

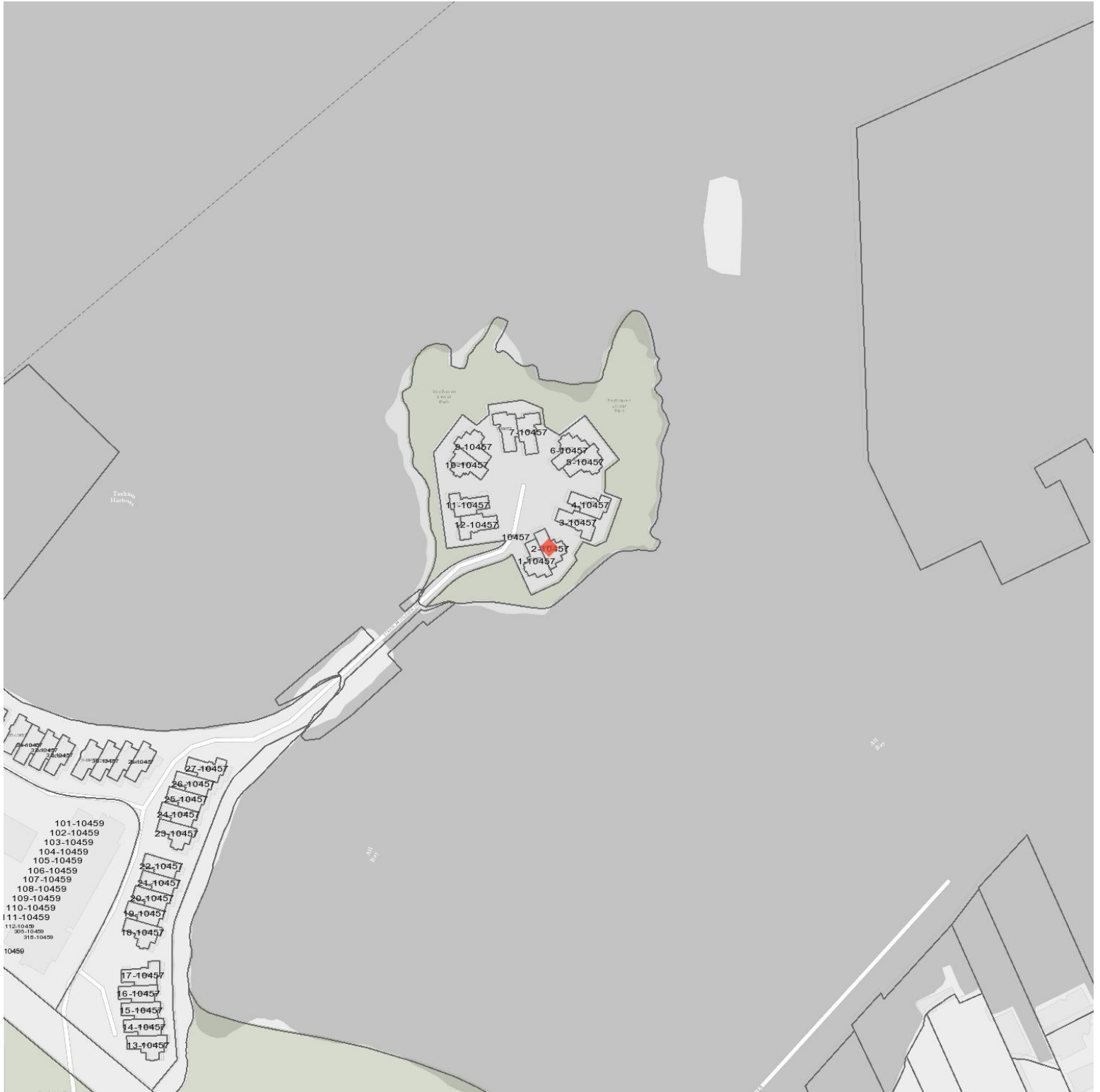
## Assessment & Tax History

Year	Assessed Value	Gross Taxes
2021	\$1,020,000	\$4,720
2020	\$1,111,000	\$5,150

2019	\$1,126,000	\$5,097
2018	\$979,000	\$4,687
2017	\$788,000	\$4,313
2016	\$681,000	\$4,337
2015	\$668,000	\$4,394
2014	\$669,000	\$4,392
2013	\$720,000	\$4,570
2012	\$730,000	\$4,318
2011	\$731,000	\$4,190
2010	\$606,000	\$3,566
2009	\$638,000	\$3,637
2008	\$638,000	\$3,379
2007	\$650,000	\$3,593
2006	\$641,000	\$4,055
2005	\$544,000	\$3,912
2004	\$453,000	\$3,828
2003	\$307,000	\$2,851
2002	\$286,000	\$2,897
2001	\$286,000	\$2,926

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

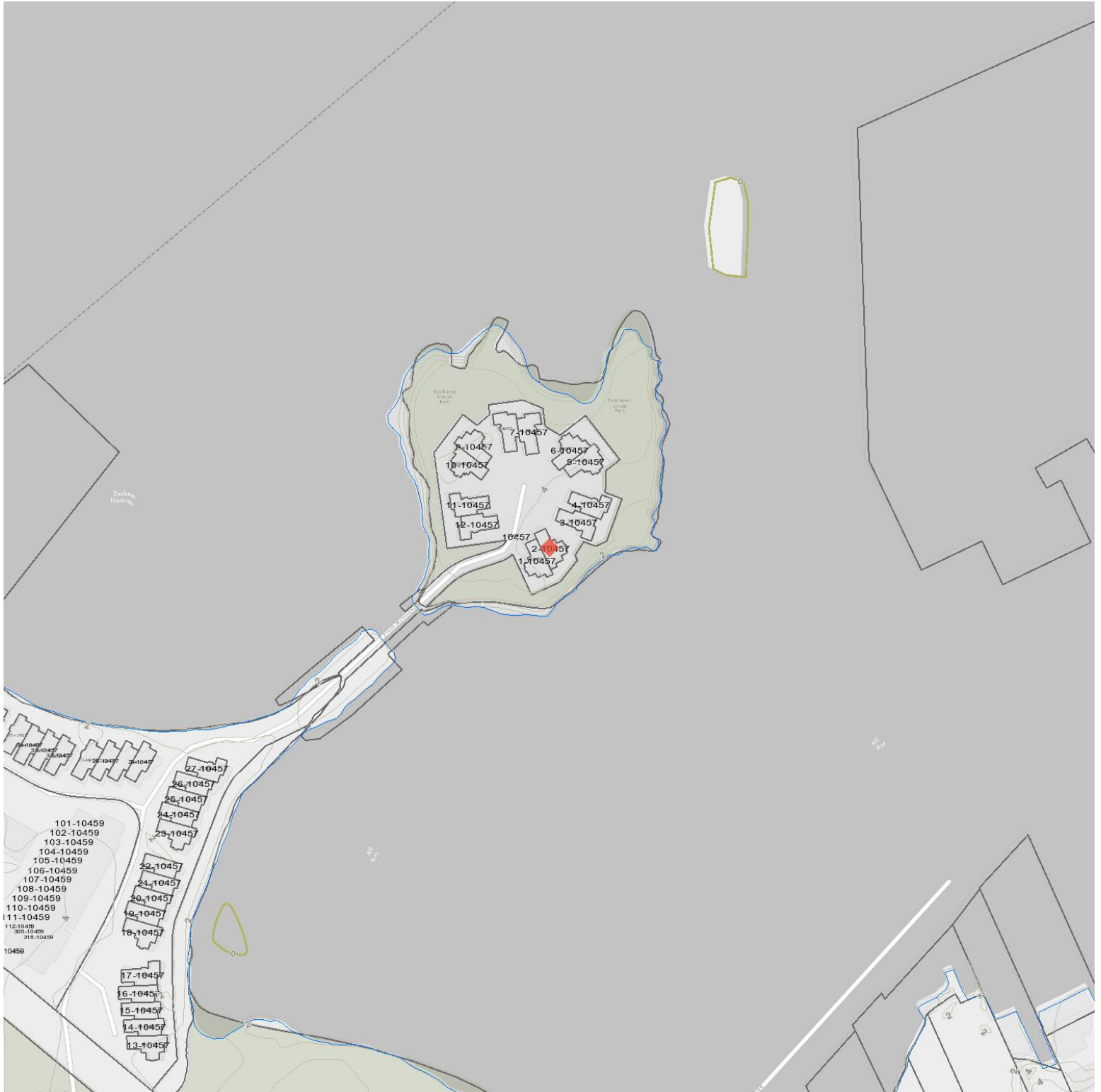
- Right of Way
- Not Active
- Other

- Covenant
- Right of Way
- Not Active

- Lease or License
- Covenant
- Service Code

- Other
- Lease or License

# Contours

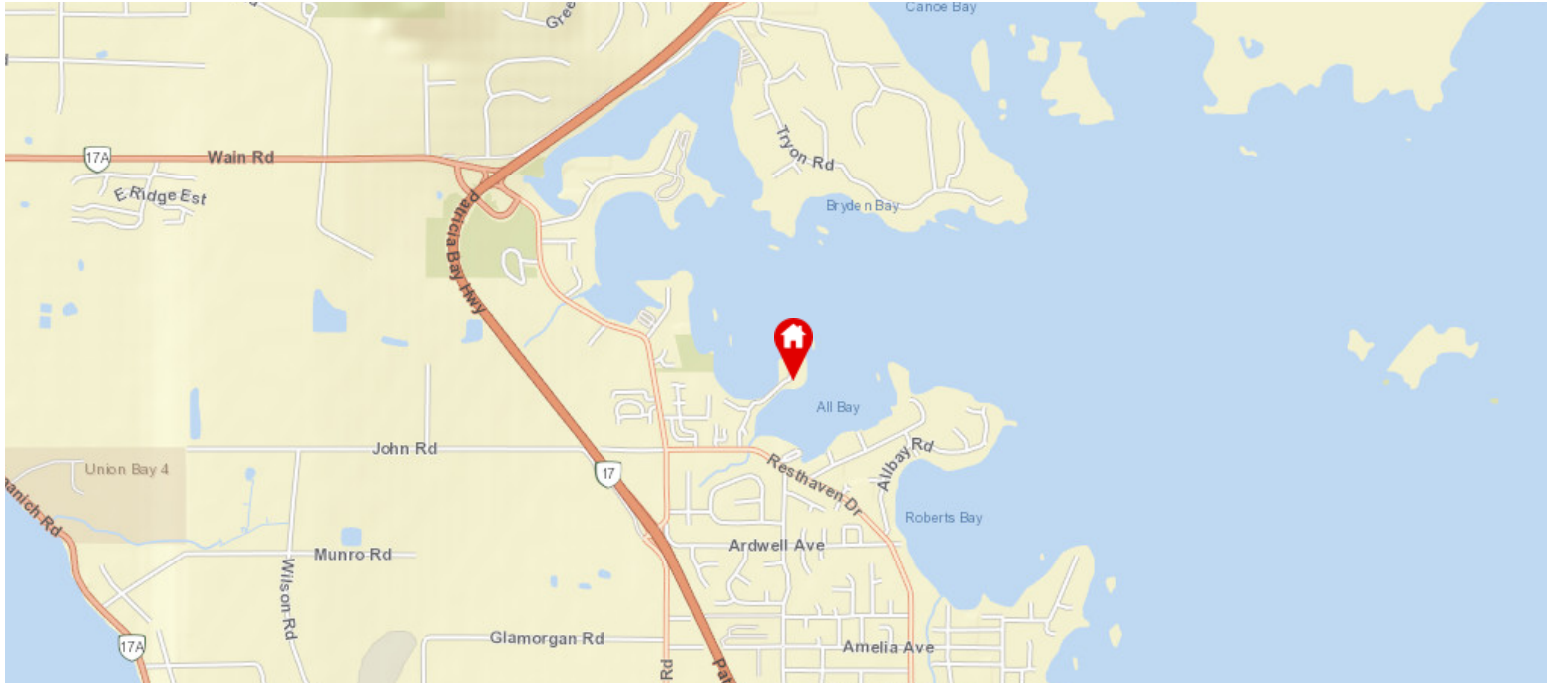


## Legend

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

## Nearest Schools

### Nearby Elementary Schools



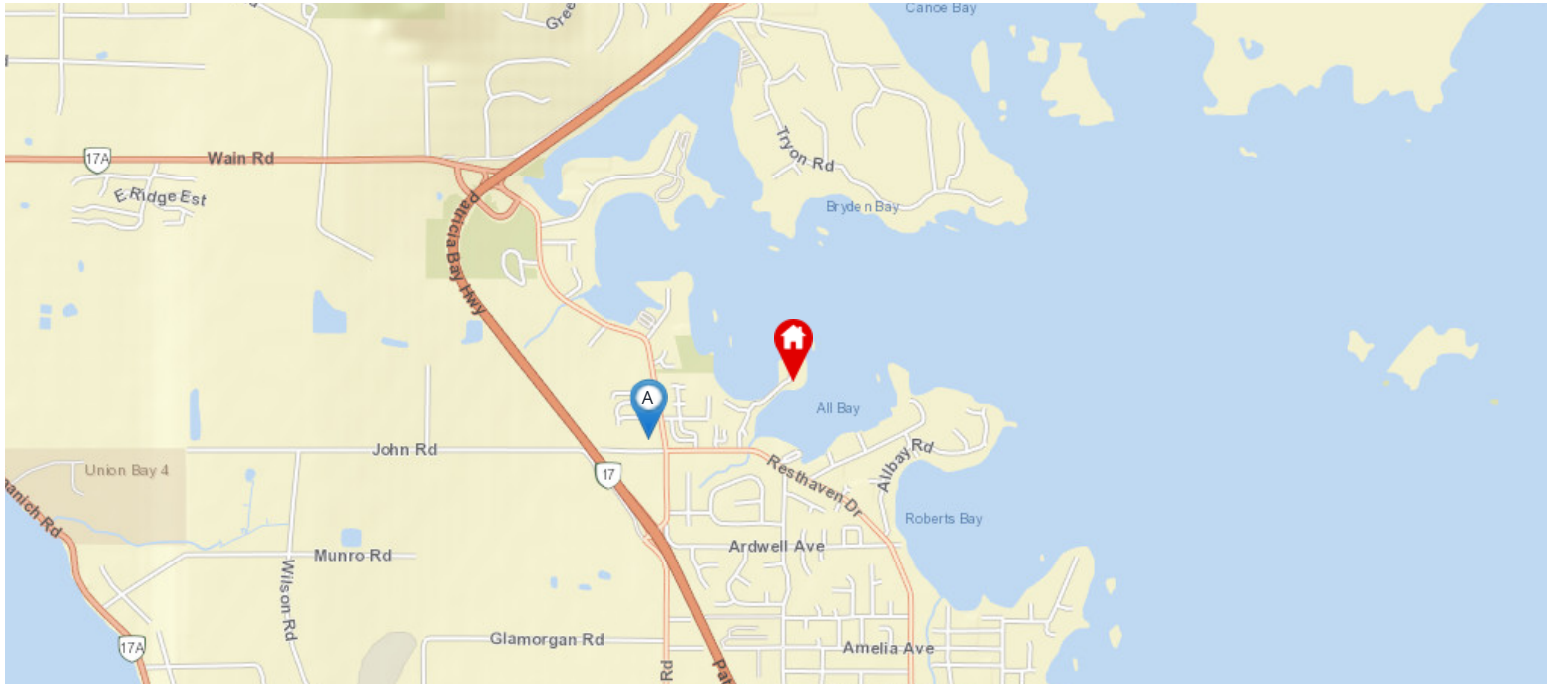
Legend: Subject Property Catchment School Other Schools

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 <a href="#">Sidney</a>	K - 5	<a href="#">SD 63</a>	Sidney		29 mins	2.4 km	5 mins	26 mins
B <a href="#">Deep Cove</a>	K - 5	<a href="#">SD 63</a>	Sidney		1 hour 2 mins	4.9 km	7 mins	48 mins
C <a href="#">Kelset</a>	K - 5	<a href="#">SD 63</a>	North Saanich		1 hour 22 mins	6.4 km	11 mins	24 mins
D <a href="#">Brentwood</a>	K - 5	<a href="#">SD 63</a>	Brentwood Bay		2 hours 43 mins	13.1 km	19 mins	42 mins
E <a href="#">Keating</a>	K - 5	<a href="#">SD 63</a>	Victoria		2 hours 29 mins	12.0 km	15 mins	41 mins
F <a href="#">Cordova Bay</a>	K - 5	<a href="#">SD 63</a>	Victoria		3 hours 30 mins	17.2 km	21 mins	1 hour 12 mins

## Nearby Middle Schools



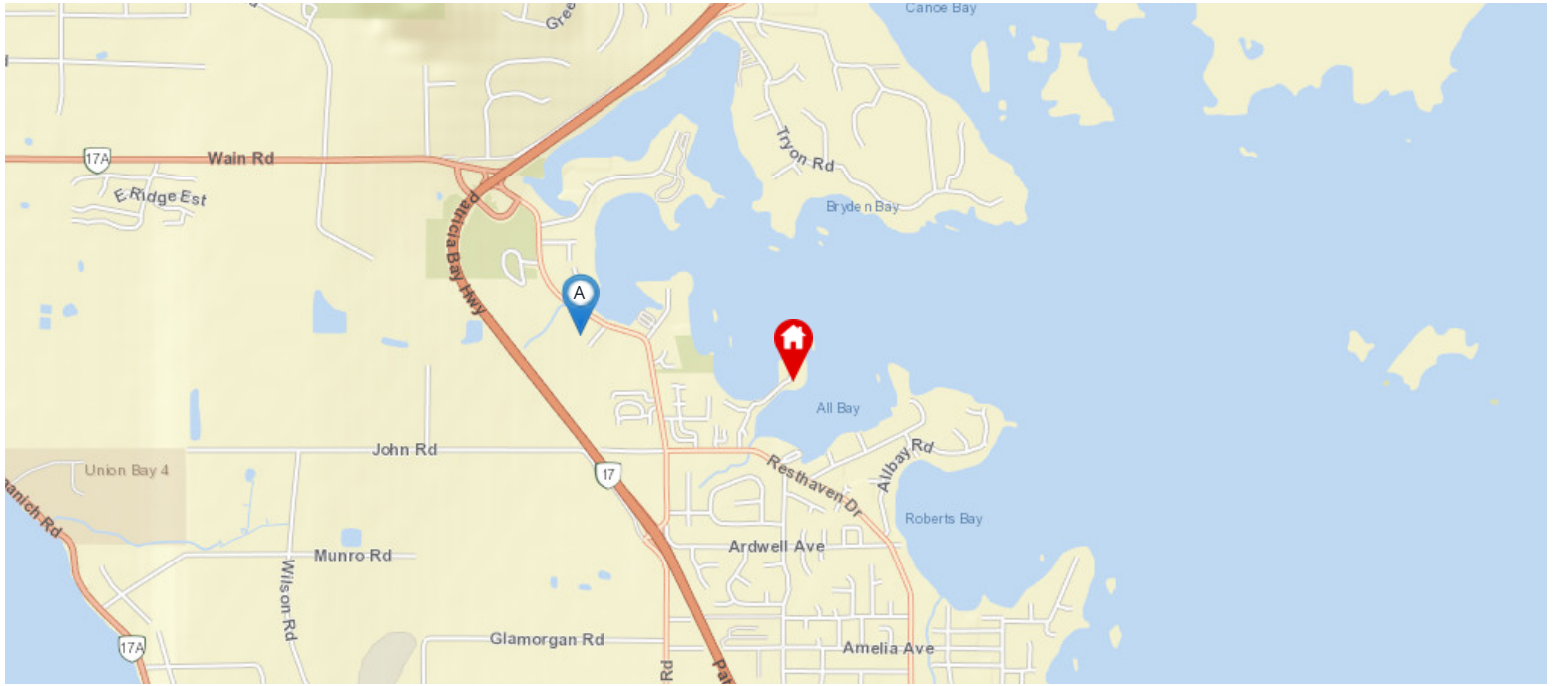
**Legend:** 🏠 Subject Property 📍 Catchment School 📍 Other Schools

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 <a href="#">North Saanich</a>	6 - 8	<a href="#">SD 63</a>	North Saanich		10 mins	0.8 km	3 mins	7 mins
B <a href="#">Bayside Middle</a>	6 - 8	<a href="#">SD 63</a>	Brentwood Bay		2 hours 54 mins	14.0 km	21 mins	49 mins
C <a href="#">Royal Oak</a>	6 - 8	<a href="#">SD 63</a>	Victoria		4 hours 13 mins	20.6 km	23 mins	1 hour 8 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 <a href="#">Parkland</a>	9 - 12	<a href="#">SD 63</a>	Sidney	AP Program	18 mins	1.5 km	4 mins	10 mins
B <a href="#">Stelly's</a>	9 - 12	<a href="#">SD 63</a>	Saanichton		2 hours 27 mins	11.8 km	17 mins	41 mins
C <a href="#">Claremont</a>	9 - 12	<a href="#">SD 63</a>	Victoria	AP Program	3 hours 52 mins	18.7 km	21 mins	1 hour 11 mins
D <a href="#">Regent Christian Online</a>	K - 12	Independent	Victoria		4 hours 13 mins	20.7 km	23 mins	1 hour 8 mins

# Walkscore

2 10457 RESTHAVEN DR Sidney, V8L 3H6



Car-Dependent

Almost all errands require a car



Some Transit

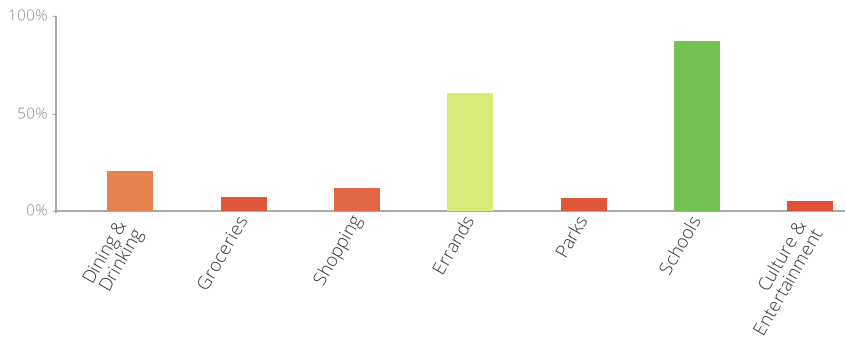
A few nearby public transportation options



Bikeable

Some bike infrastructure

The Walk Score here is 22 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

