



PROPERTY REPORT

3850 FEARN WY

Rural

V9G 1K7

Canada

PID: 029-934-443

AUGUST 6, 2023



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Summary Sheet

3850 FEARN WY Rural BC V9G 1K7

PID	029-934-443
Registered Owner	WI*, B*
Legal Description	LOT 1 DISTRICT LOT 93 OYSTER DISTRICT PLAN EPP59802
Plan	EPP59802
Zoning	A-2 - Secondary Agricultural
Community Plan(s)	OCP: Land Use: Renewable Resource - Agriculture , not in ALR



Year Built	2016	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	2.64 acres	Bedrooms	4
Bathrooms	4	Dimensions	-
Max Elev.	18.59 m	Min Elev.	1.68 m
Floor Area	2491 Ft²	Walk Score	5 / Car-Dependent
Transit Score	-	Annual Taxes	\$5,544.00

ASSESSMENT

	2022	%	2023
Building	\$601,000	↑ 17.30	\$705,000
Land	\$880,000	↑ 9.32	\$962,000
Total	\$1,481,000	↑ 12.56	\$1,667,000

APPRECIATION

	Date	(\$)	% Growth
List Price	04/08/2023	\$3,450,000	↑ 132.95

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
940367	Active 04/08/2023	2	\$3,450,000 /	Sotheby's International Realty Canada

DEVELOPMENT APPLICATIONS

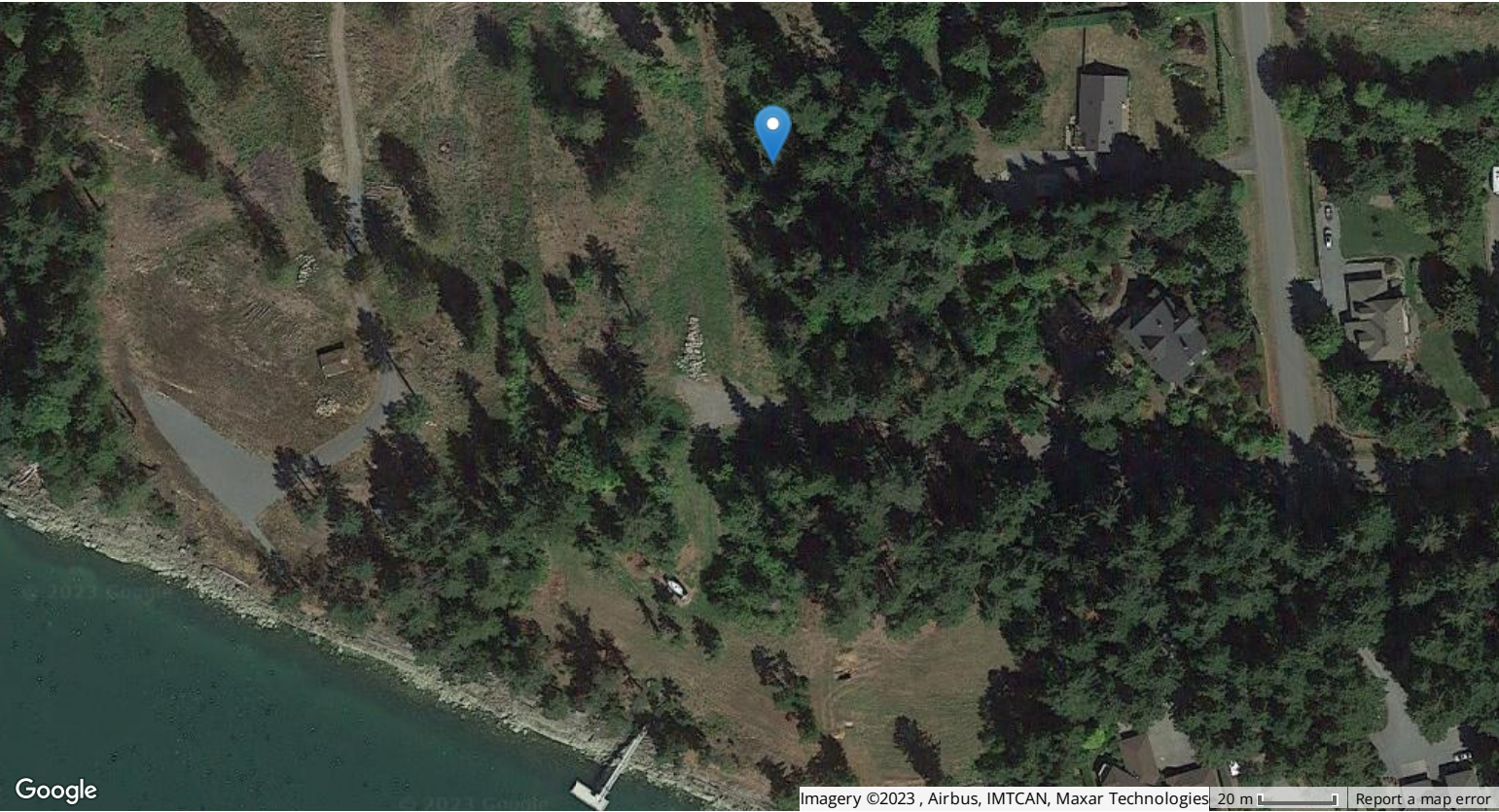
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SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Nearest School	Ladysmith Intermediate	Ladysmith
School District	SD 68	SD 68
Grades	4 - 7	8 - 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.



BC LTSA - Ownership

Status	Content
REGISTERED	CA5448791 Victoria, WI*, B*

BC LTSA - Notes

PARCEL IDENTIFIER (PID): 029-934-443

SHORT LEGAL DESCRIPTION:S/EPP59802/////1
MARG:
TAXATION AUTHORITY:
1 Nanaimo/Cowichan Assessment Area

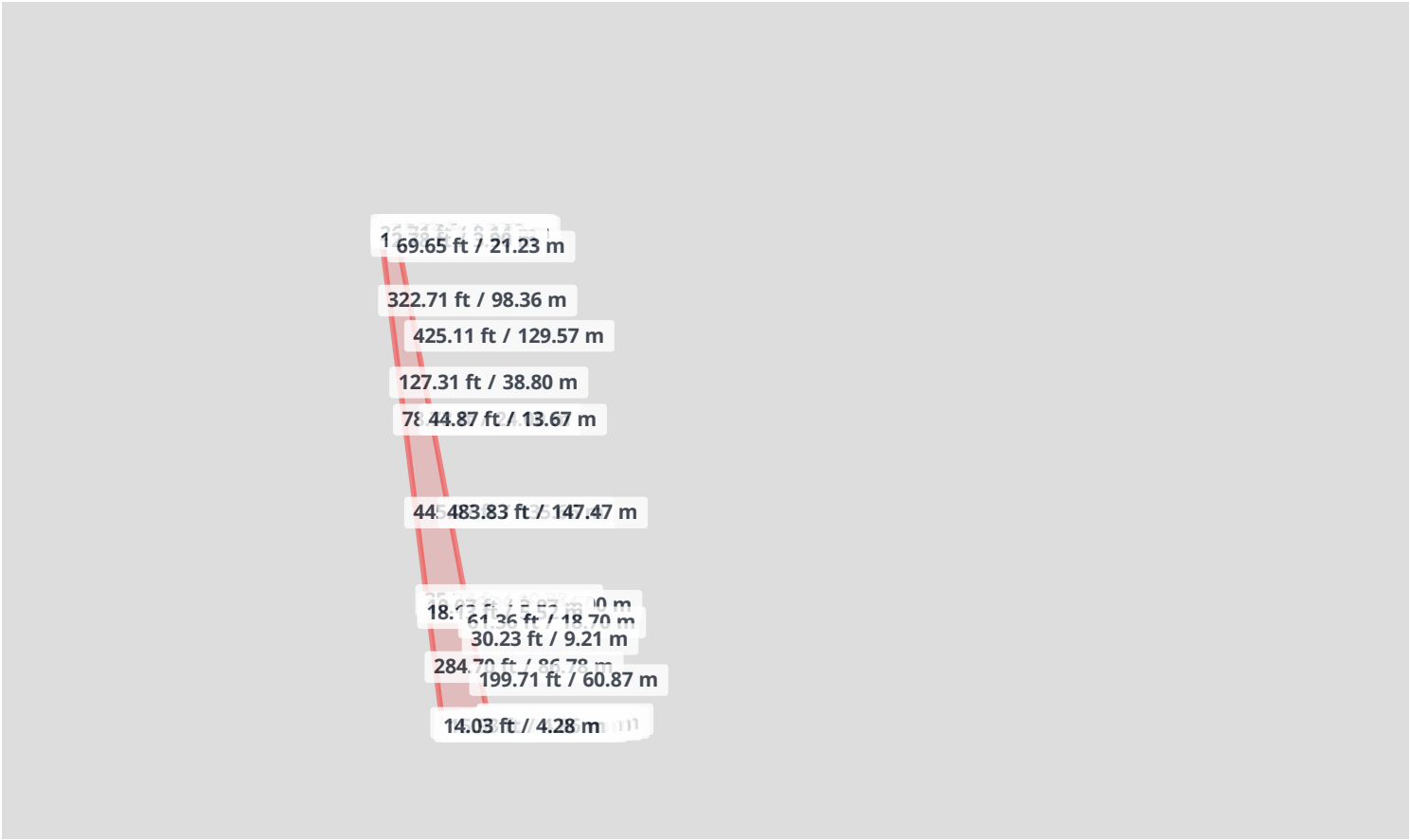
FULL LEGAL DESCRIPTION: CURRENT
LOT 1 DISTRICT LOT 93 OYSTER DISTRICT PLAN EPP59802

MISCELLANEOUS NOTES:

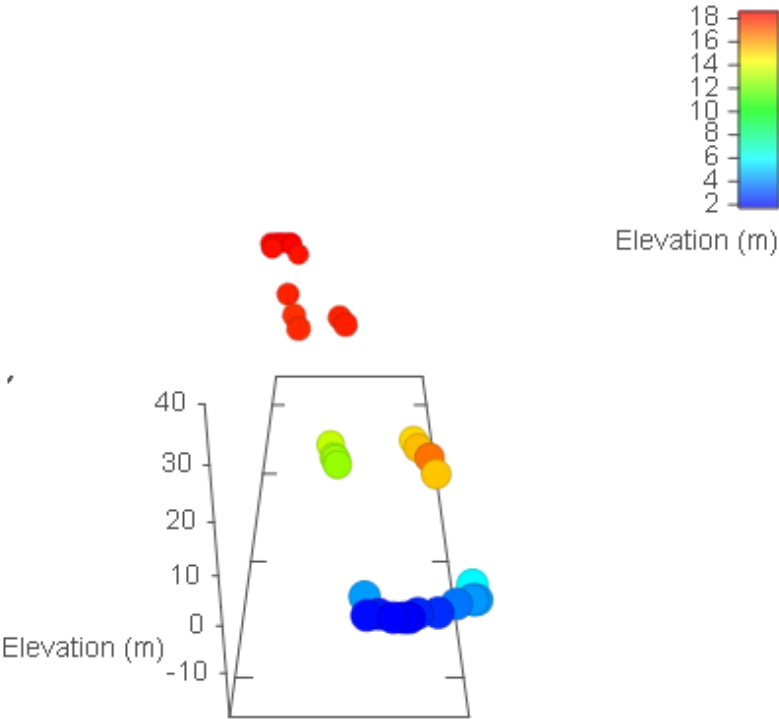
ASSOCIATED PLAN NUMBERS:
SUBDIVISION PLAN EPP59802
EASEMENT PLAN EPP127057

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

Estimated Lot Dimensions and Topography



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



Max Elevation: 18.59 m | Min Elevation: 1.68 m | Difference: 16.91 m

Property Identification & Legal Description

Address:	3850 FEARN WAY LADYSMITH BC V9G 1K7		
Jurisdiction:	Nanaimo Rural (768)		
Roll No:	1204006	Assessment Area:	4
PID No:	029-934-443		
Neighbourhood:	Oyster / Bright	MHR No:	
Legal Unique ID:	D00000BWGK		
Legal Description:	Lot 1, Plan EPP59802, District Lot 93, Oyster Land District		

2022 Municipal Taxes

Gross Taxes: \$5,544

2022 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
		\$880,000	\$601,000	\$1,481,000
GENERAL:				
		Land	Improve	Total
	Gross Value:	\$880,000	\$601,000	\$1,481,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$880,000	\$601,000	\$1,481,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$880,000	\$601,000	\$1,481,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$880,000	\$601,000	\$1,481,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$0	\$0	\$0
Exempt Value:	\$0	\$0	\$0
Net Value:	\$0	\$0	\$0

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
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Other Property Information

Lot SqFt:	114,998	Lot Width:	
Lot Acres:	2.64	Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	2 Acres Or More (Single Family Dwelling, Duplex)
School District:	Nanaimo-Ladysmith	Manual Class:	2 STY SFD - After 1990 Semi-Custom
Vacant Flag:	No	Reg District:	Cowichan Valley
BC Transit Flag:	No	Reg Hosp Dist:	Cowichan Valley
Farm No:		Mgd Forest No:	
DB Last Modified:	2022-03-21	Rec Last Modified:	2022-03-21

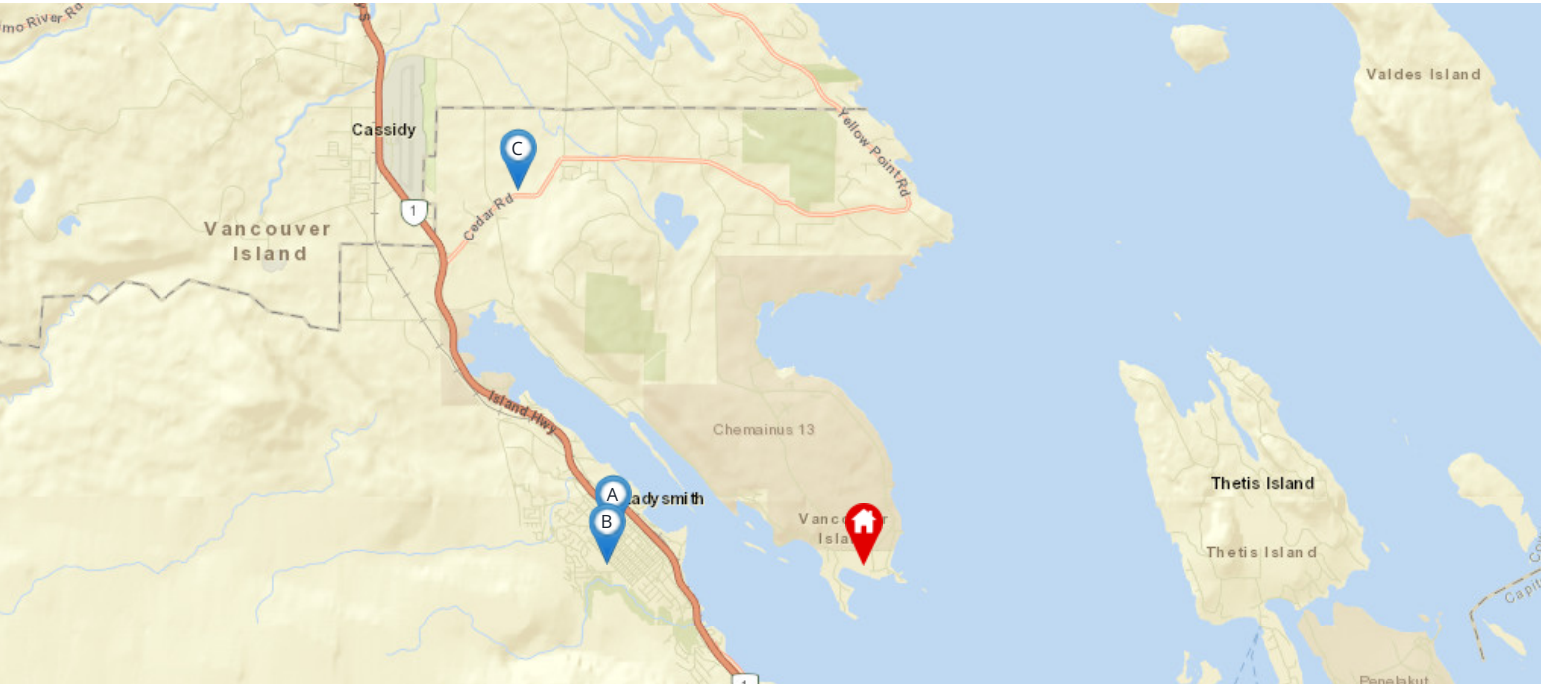
Assessment & Tax History

Year	Assessed Value	Gross Taxes
2021	\$1,508,000	\$6,984
2020	\$1,458,000	\$7,009
2019	\$1,344,000	\$6,423
2018	\$719,000	\$3,598
2017	\$663,800	\$3,560

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.

Nearest Schools

Nearby Elementary Schools



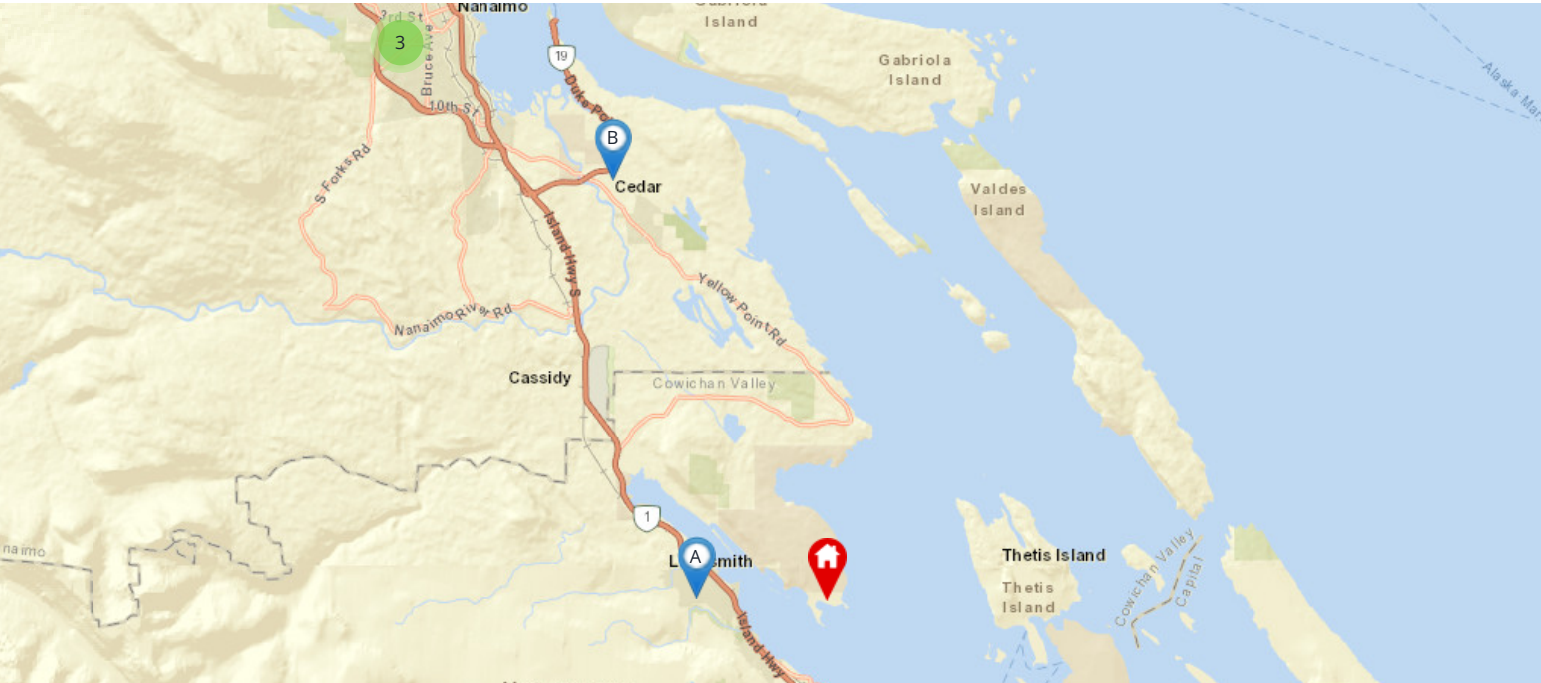
Legend: Subject Property Catchment School Other Schools

School District: Nanaimo-Ladysmith (68)

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Ladysmith Intermediate	4 - 7	SD 68	Ladysmith		2 hours 59 mins	14.4 km	19 mins	n/a
B Ladysmith Primary	K - 3	SD 68	Ladysmith		3 hours 8 mins	15.0 km	20 mins	n/a
C North Oyster	K - 7	SD 68	Ladysmith		2 hours 8 mins	10.4 km	12 mins	n/a
D Cedar	K - 7	SD 68	Nanaimo		3 hours 12 mins	15.6 km	18 mins	n/a
E Qwam Qwum Stuwixwulh	K - 7	SD 68	Nanaimo		4 hours 4 mins	19.9 km	22 mins	n/a
F Cinnabar Valley	K - 7	SD 68	Nanaimo		4 hours 47 mins	23.3 km	22 mins	n/a

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

School District: **Nanaimo-Ladysmith (68)**

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Ladysmith	8 - 12	SD 68	Ladysmith		3 hours 6 mins	14.9 km	20 mins	n/a
B Cedar	8 - 12	SD 68	Nanaimo		3 hours 43 mins	18.2 km	21 mins	n/a
C John Barsby	8 - 12	SD 68	Nanaimo		5 hours 18 mins	25.8 km	26 mins	n/a
D The High School at VIU	10 - 12	Independent	Nanaimo	Access to Vancouver Island University Campus Resources; Direct Entry to VIU	5 hours 46 mins	27.7 km	24 mins	n/a
E Nanaimo District	8 - 12	SD 68	Nanaimo	AP Program	5 hours 44 mins	27.8 km	27 mins	n/a
F Nanaimo Christian	K - 12	Independent	Nanaimo		6 hours 26 mins	30.9 km	27 mins	n/a

Walk Score

3850 FEARN WY Rural, V9G 1K7



Car-Dependent

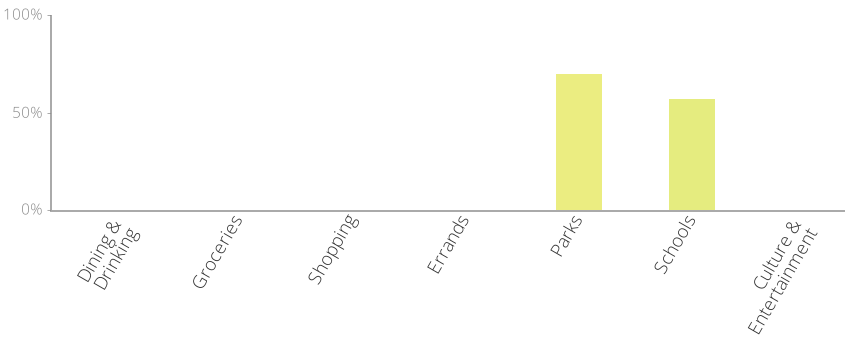
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

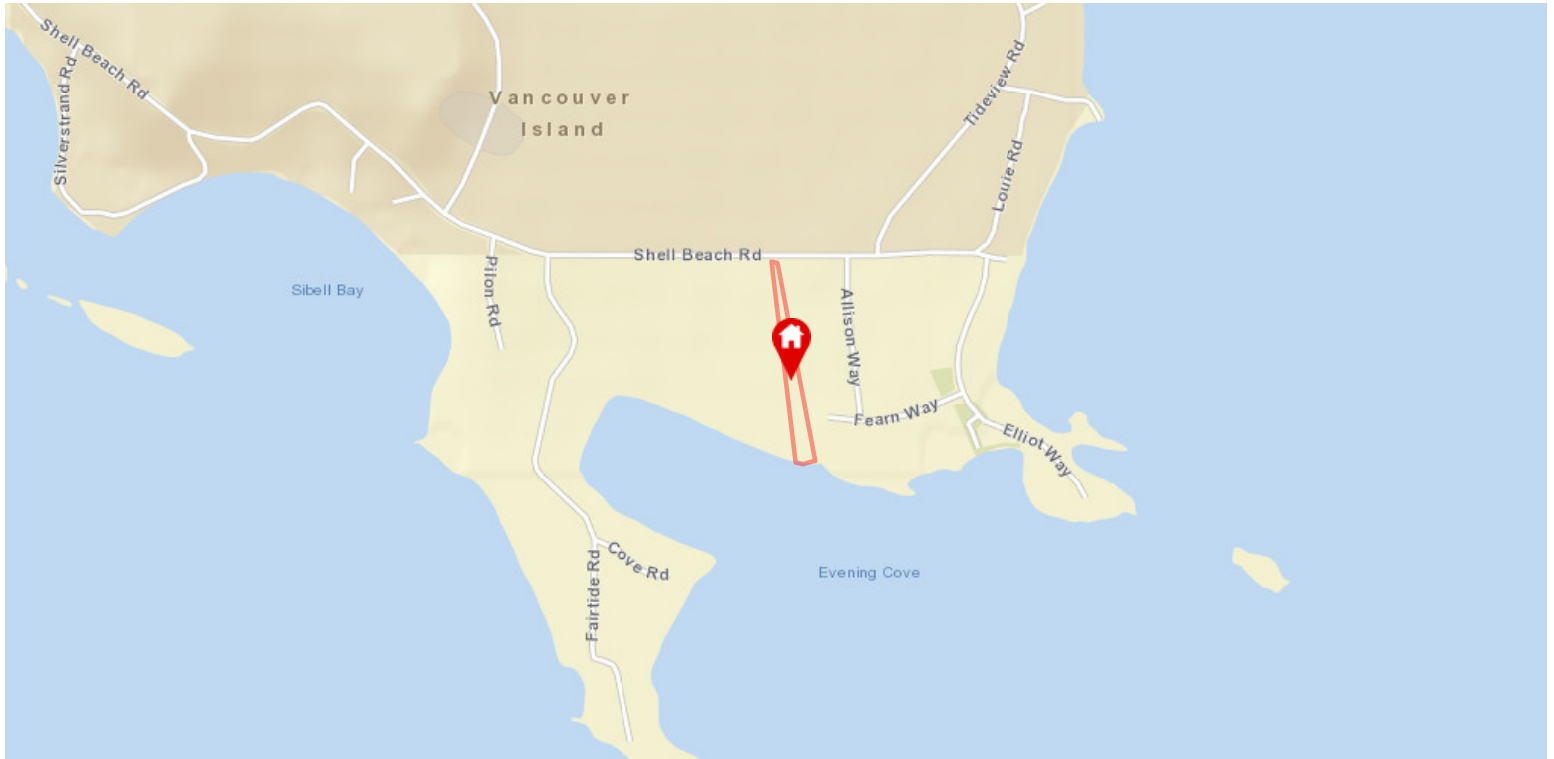
The Walk Score here is 5 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



Sub Areas



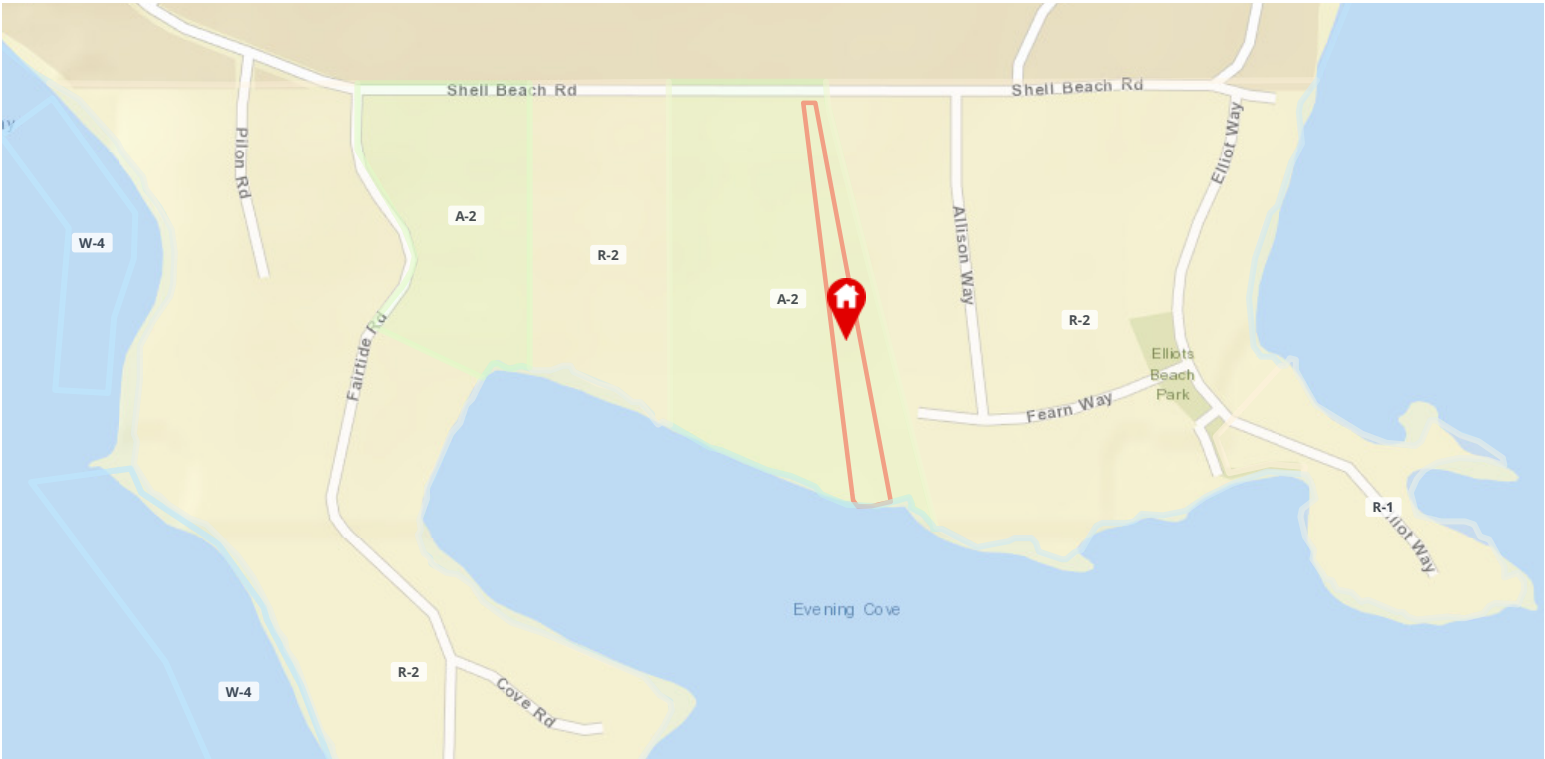
Subject Property Designations:

Not Applicable

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: A-2 Description: Secondary Agricultural
Official Community Plan	Land Use: Renewable Resource - Agriculture
Neighbourhood Community Plan	Not Applicable
Local Area Plan	Not Applicable
Development Permit Area	Not Applicable
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
Floodplain Data	Status: Not in Floodplain
Frequent Transit Development Areas	Not Applicable

Zoning



Subject Property Designations:

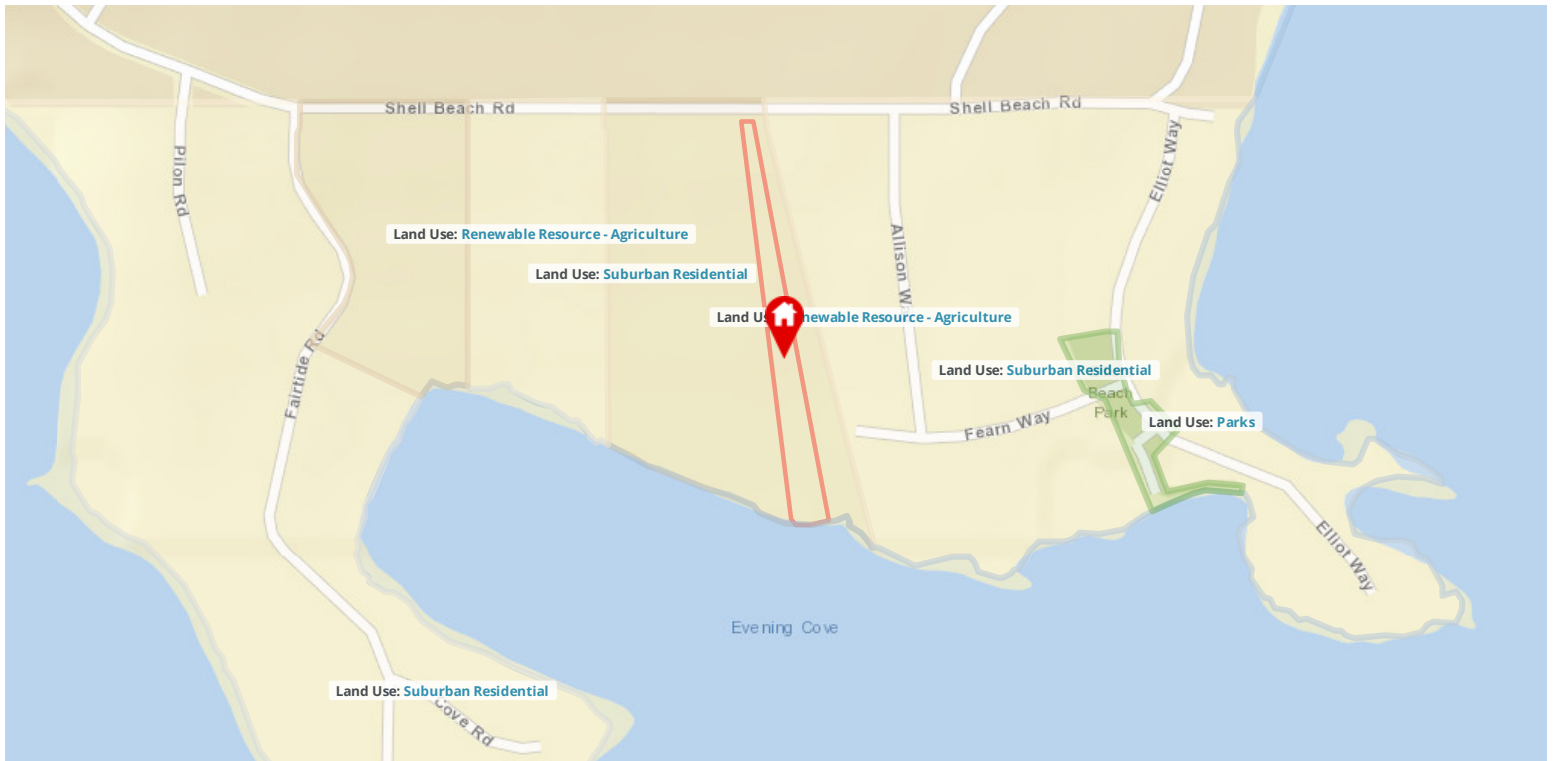
Code: [A-2](#)
Description: Secondary Agricultural

Layer Legend:

	Code	Description
	A-2	Secondary Agricultural
	R-2	Suburban Residential
	W-2	Water Recreation
	R-1	Rural Residential
	W-4	Shellfish

Land Use

Official Community Plan



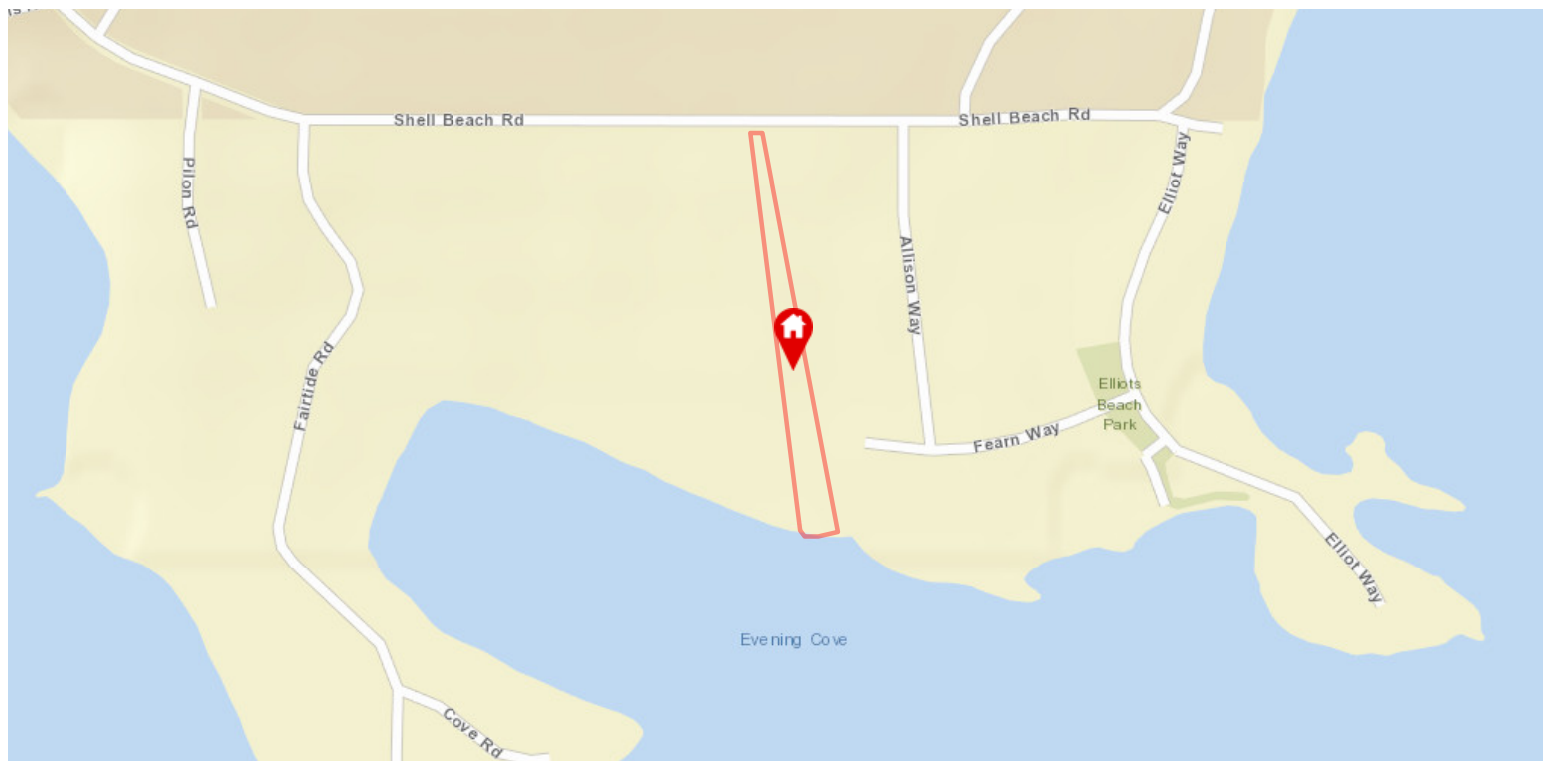
Subject Property Designations:

Land Use: [Renewable Resource - Agriculture](#)

Layer Legend:

- Land Use: [Renewable Resource - Agriculture](#)
- Land Use: [Suburban Residential](#)
- Land Use: [Marine](#)
- Land Use: [Parks](#)

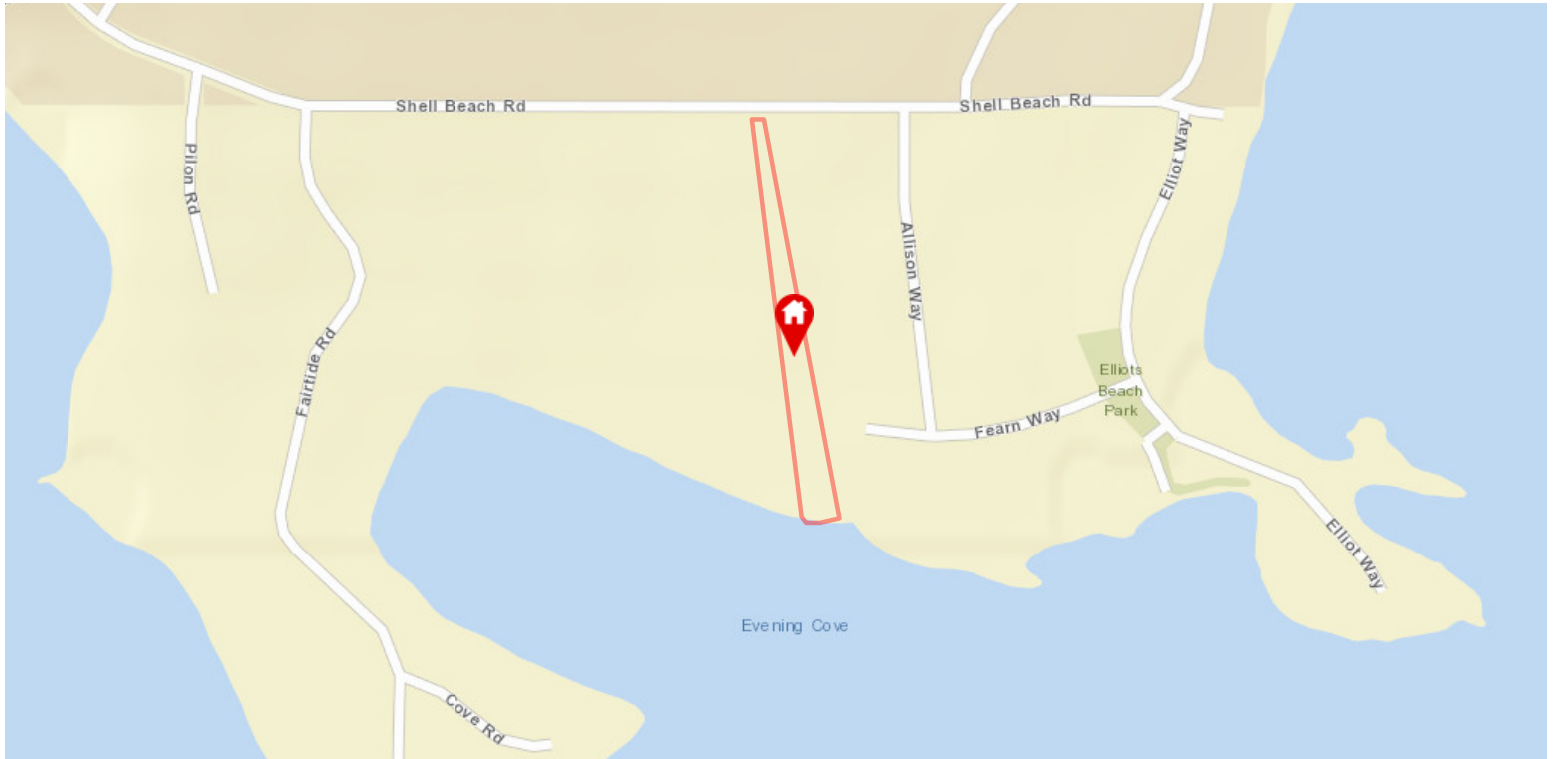
Neighbourhood Community Plan



Subject Property Designations:

Not Applicable

Local Area Plan

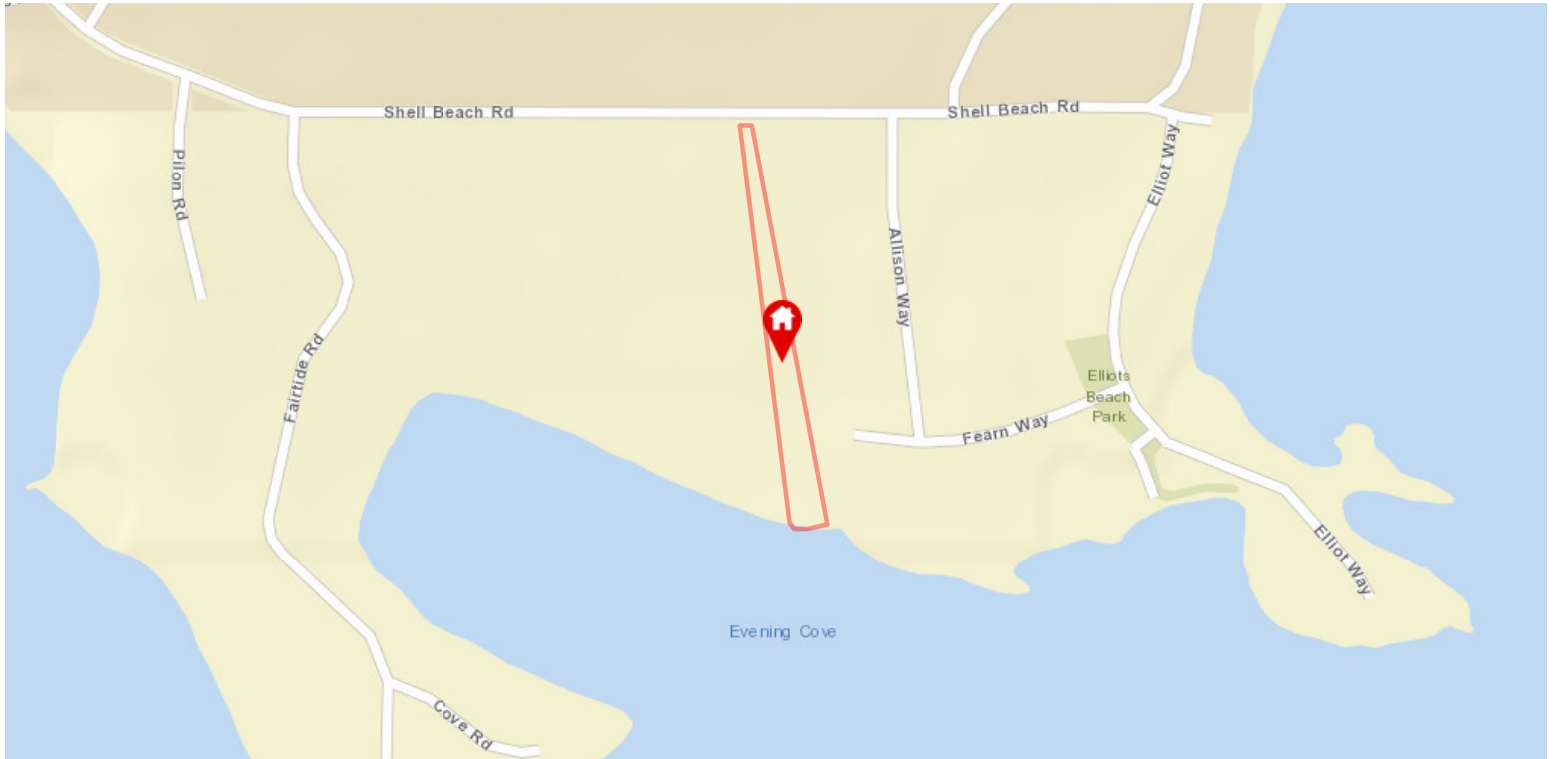


Subject Property Designations:

Not Applicable

Land Use

Development Permit Area

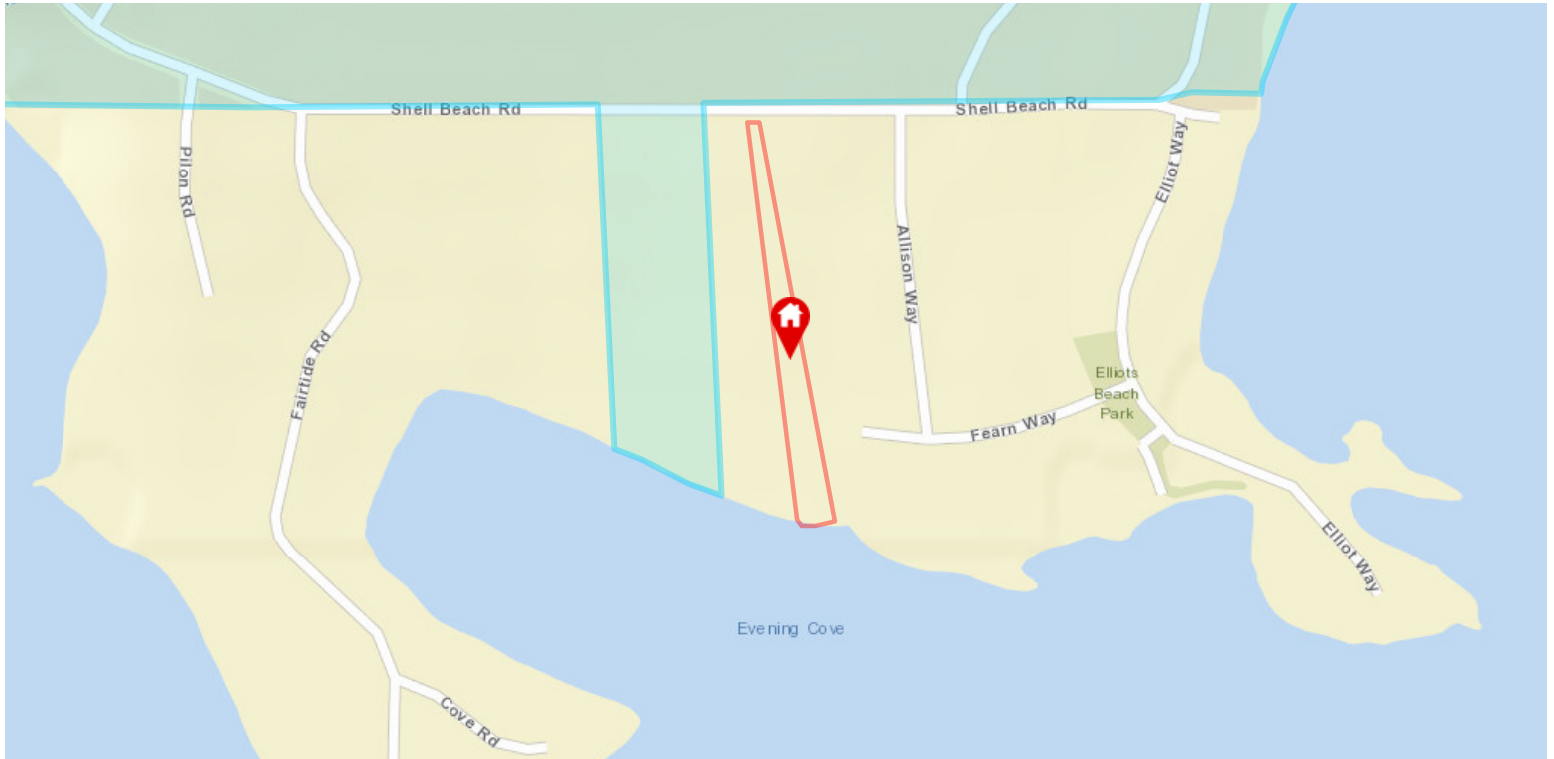


Subject Property Designations:

Not Applicable

Land Use

Agricultural Land Reserve



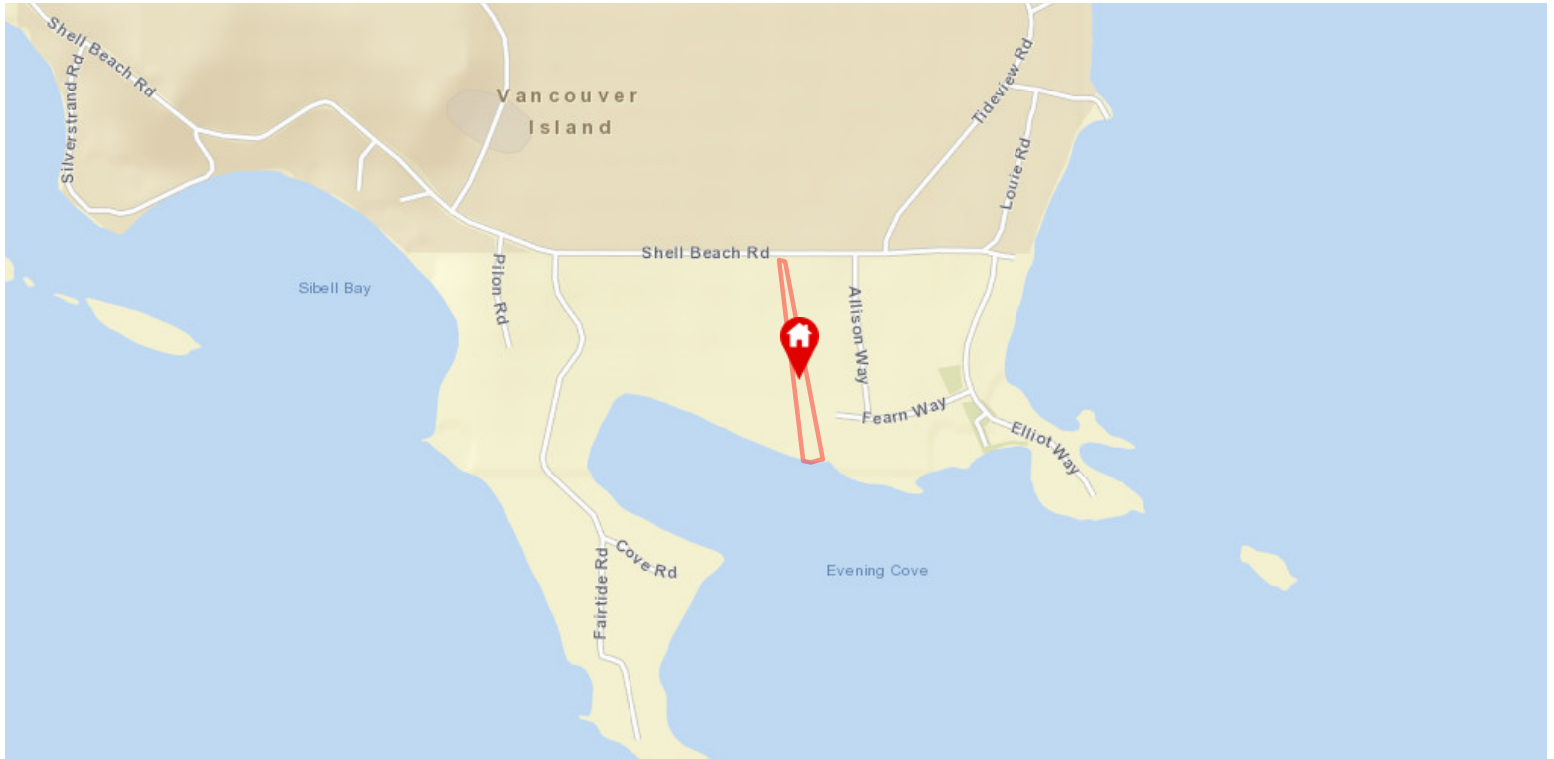
Subject Property Designations:

Status: Not in Agricultural Land Reserve

Layer Legend:

● Agricultural Land Reserve

Floodplain Data

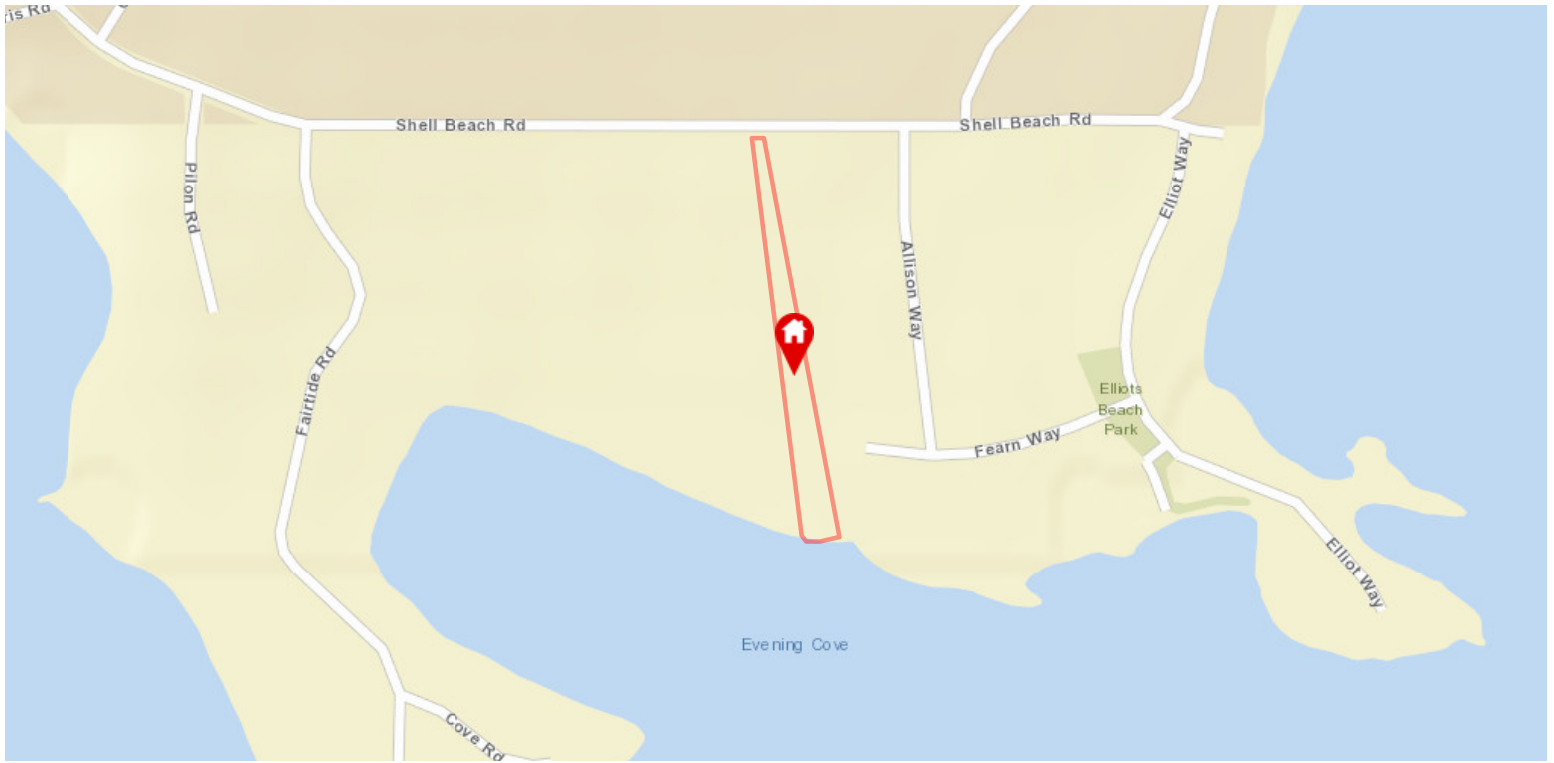


Subject Property Designations:

Status: Not in Floodplain

Land Use

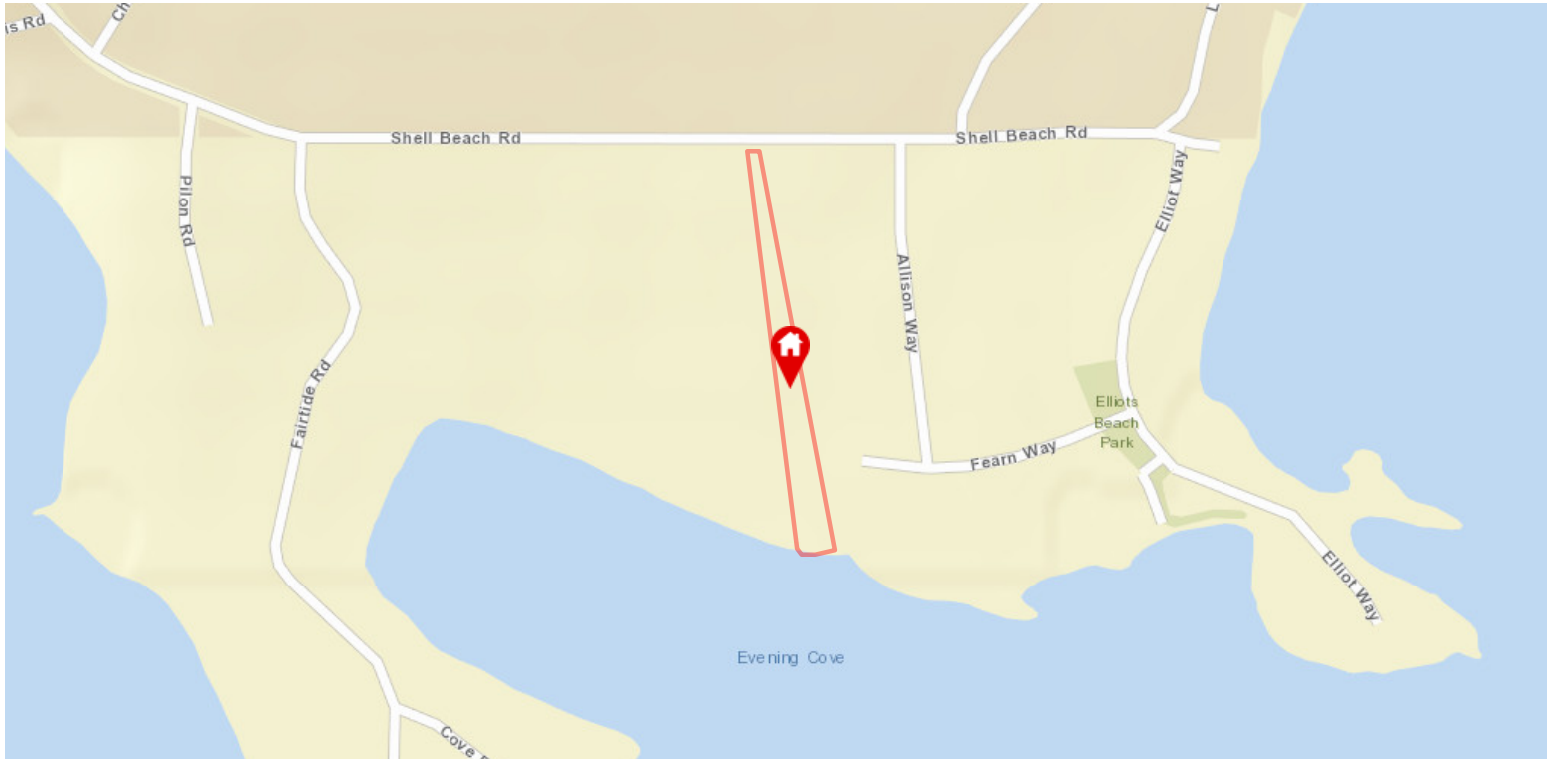
Frequent Transit Development Areas



Subject Property Designations:

Not Applicable

Municipal Boundaries



Subject Property Designations:

Not Applicable

Tie Lines

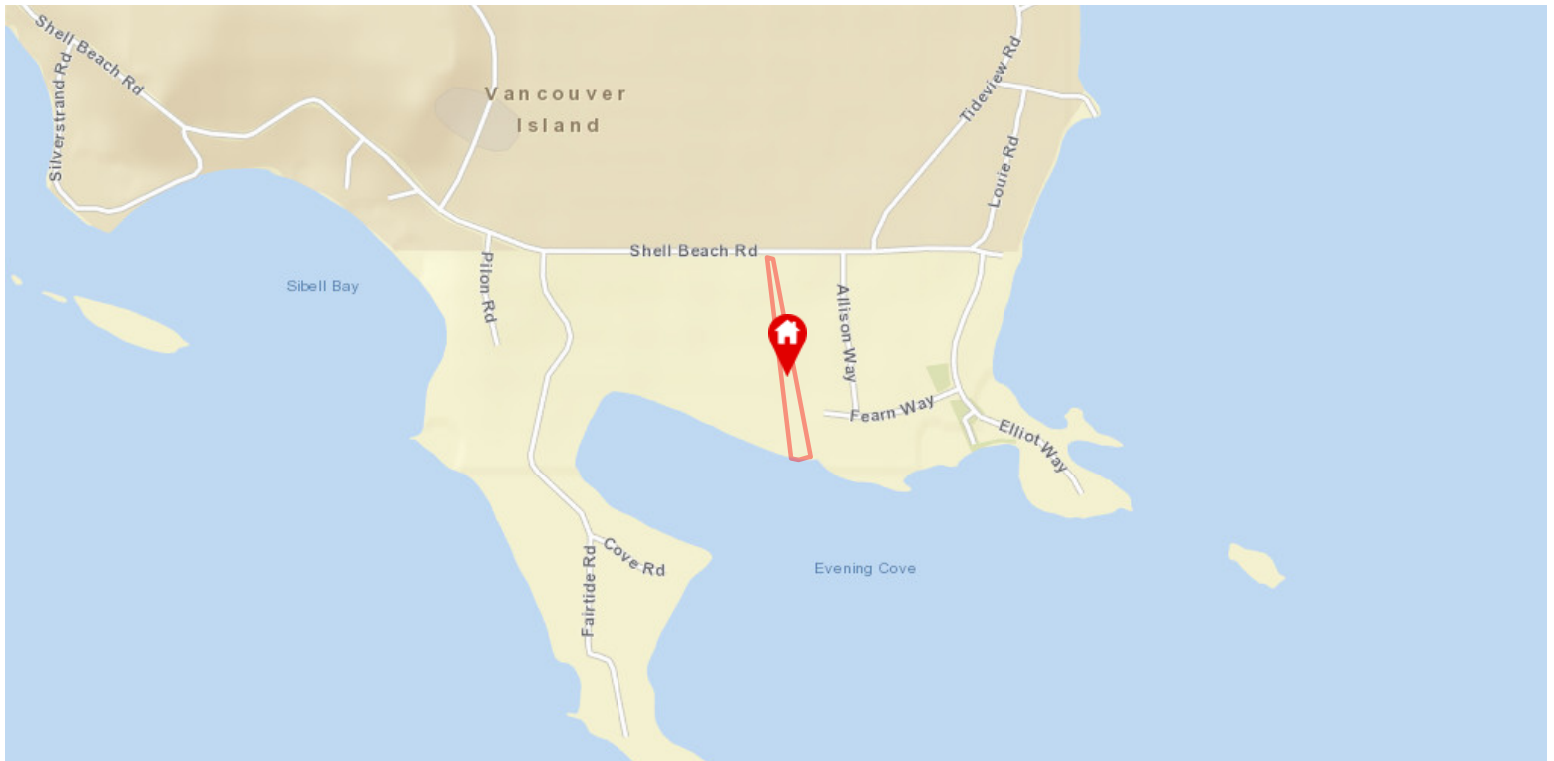


Subject Property Designations:

Property is not a Tied Parcel

Development

Active Development

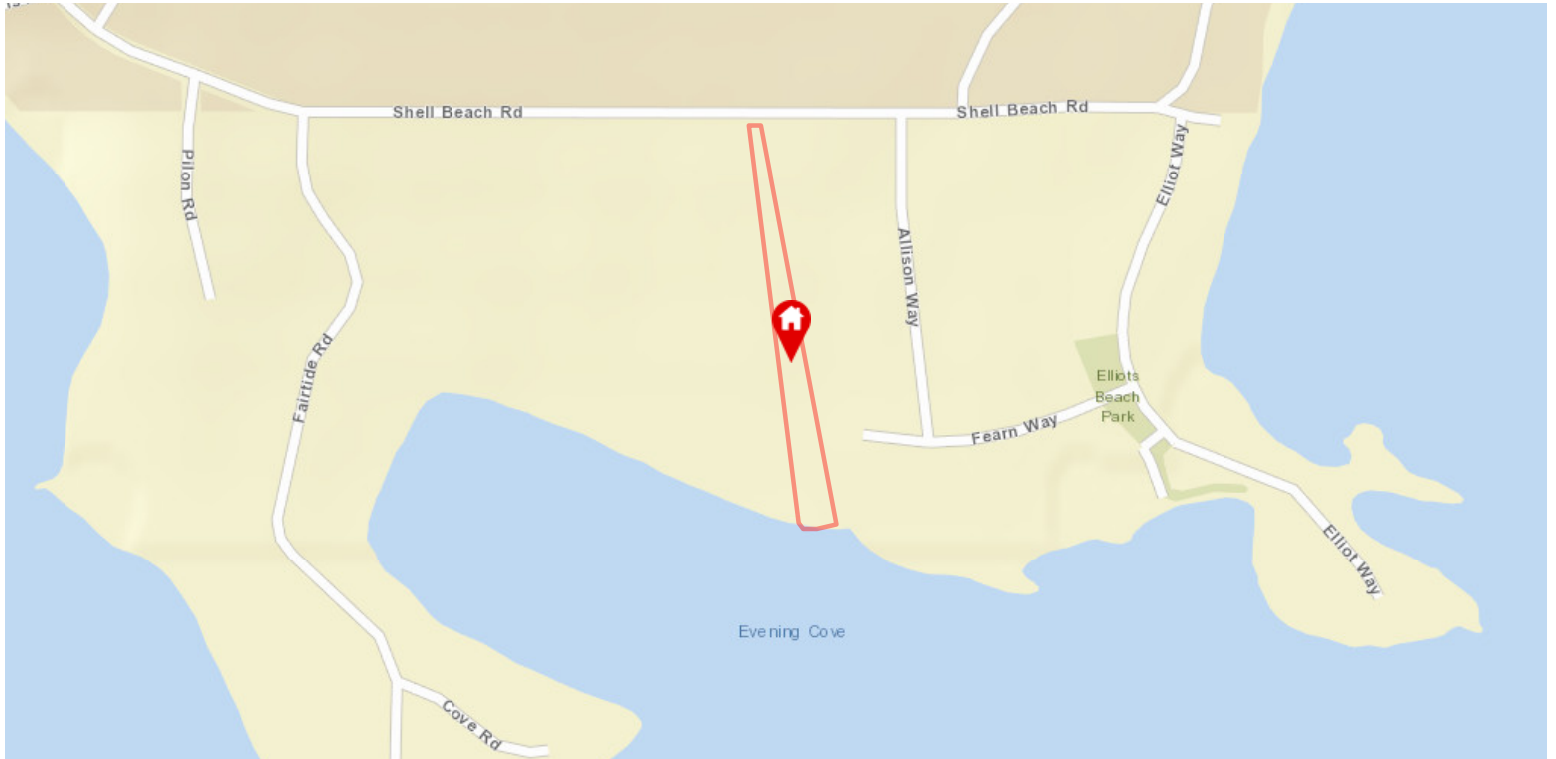


Subject Property Designations:

No Development Applications

Development

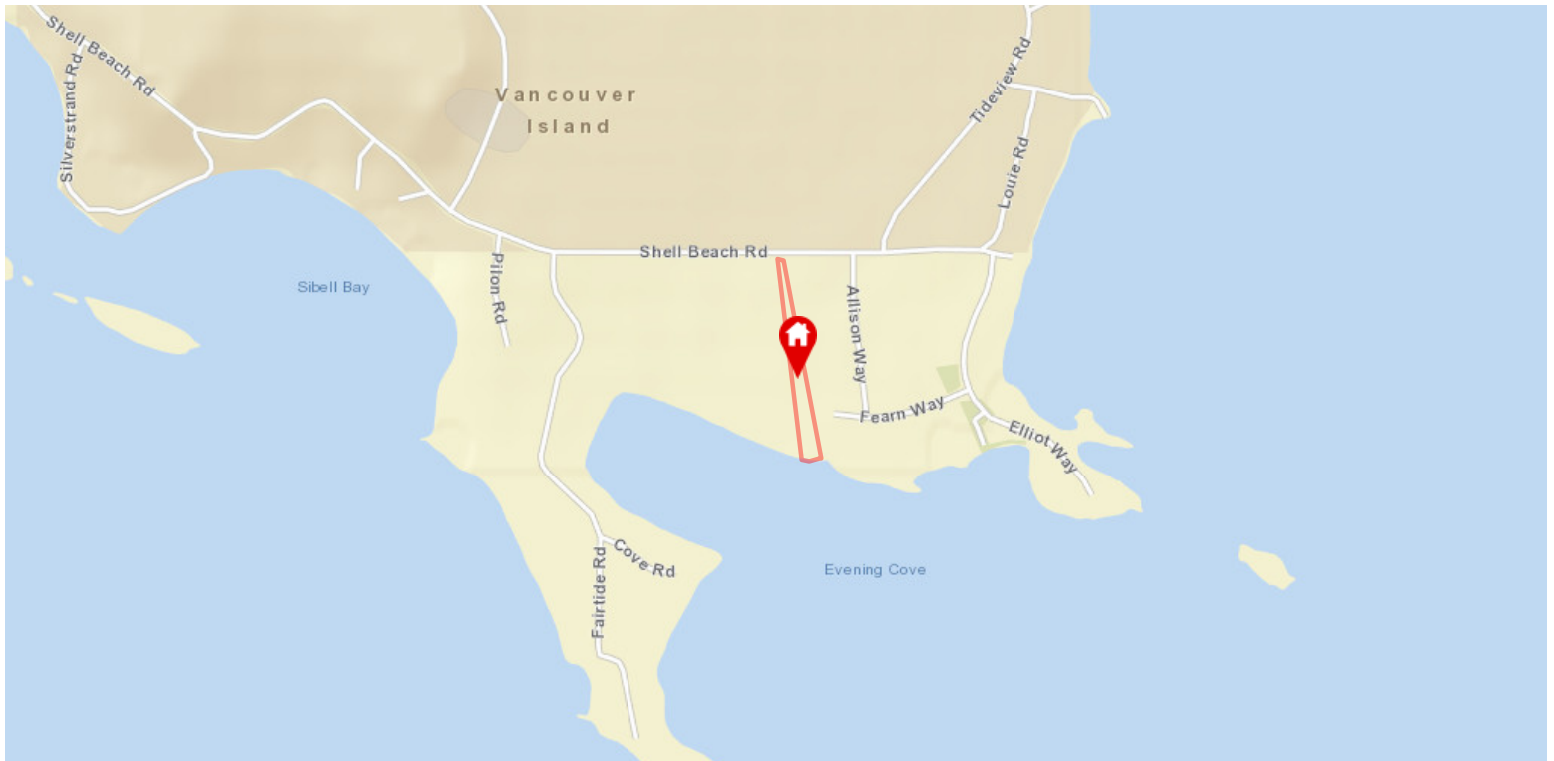
Inactive Development



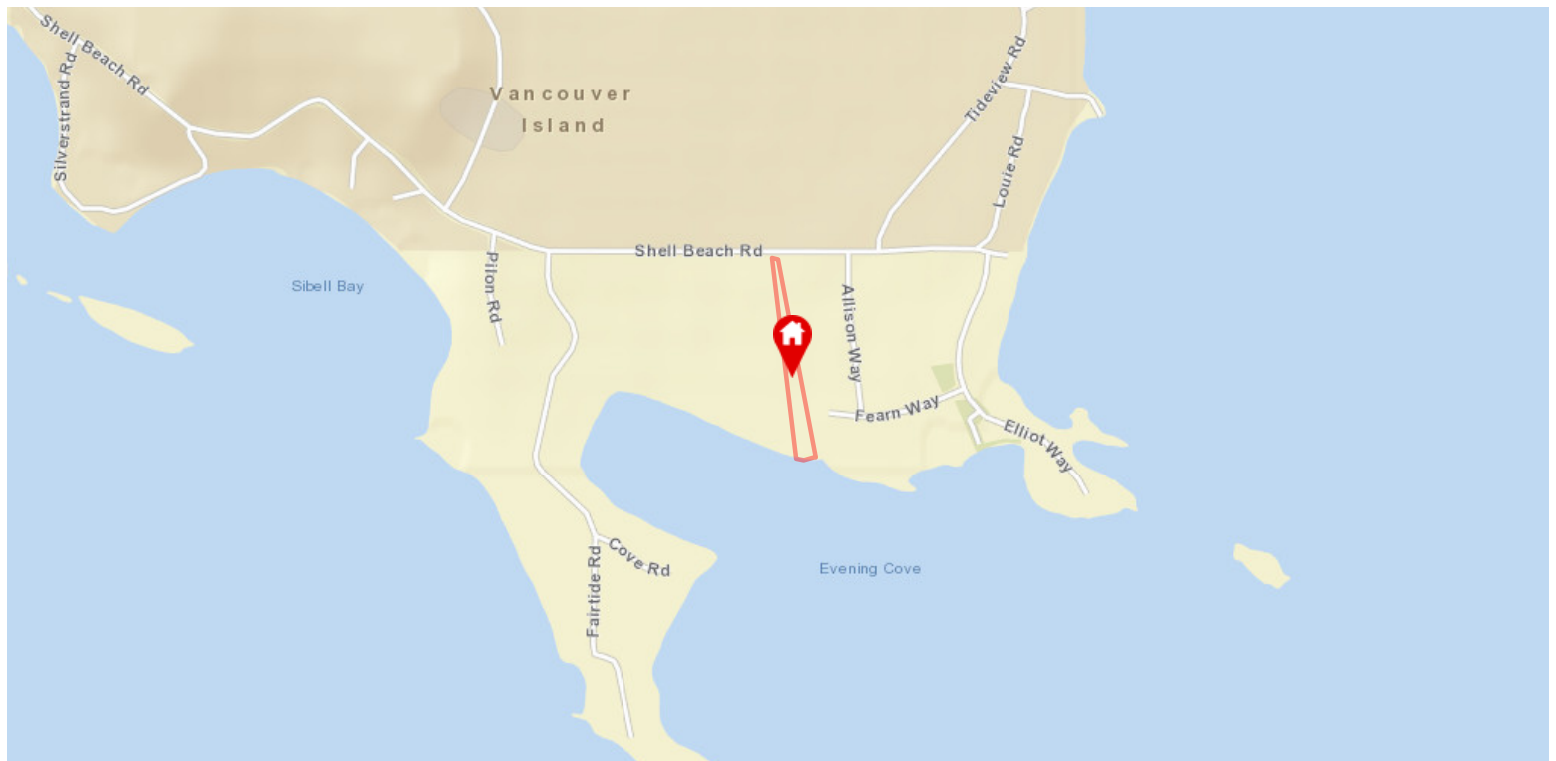
Subject Property Designations:

No Development Applications

BC Transmission Lines



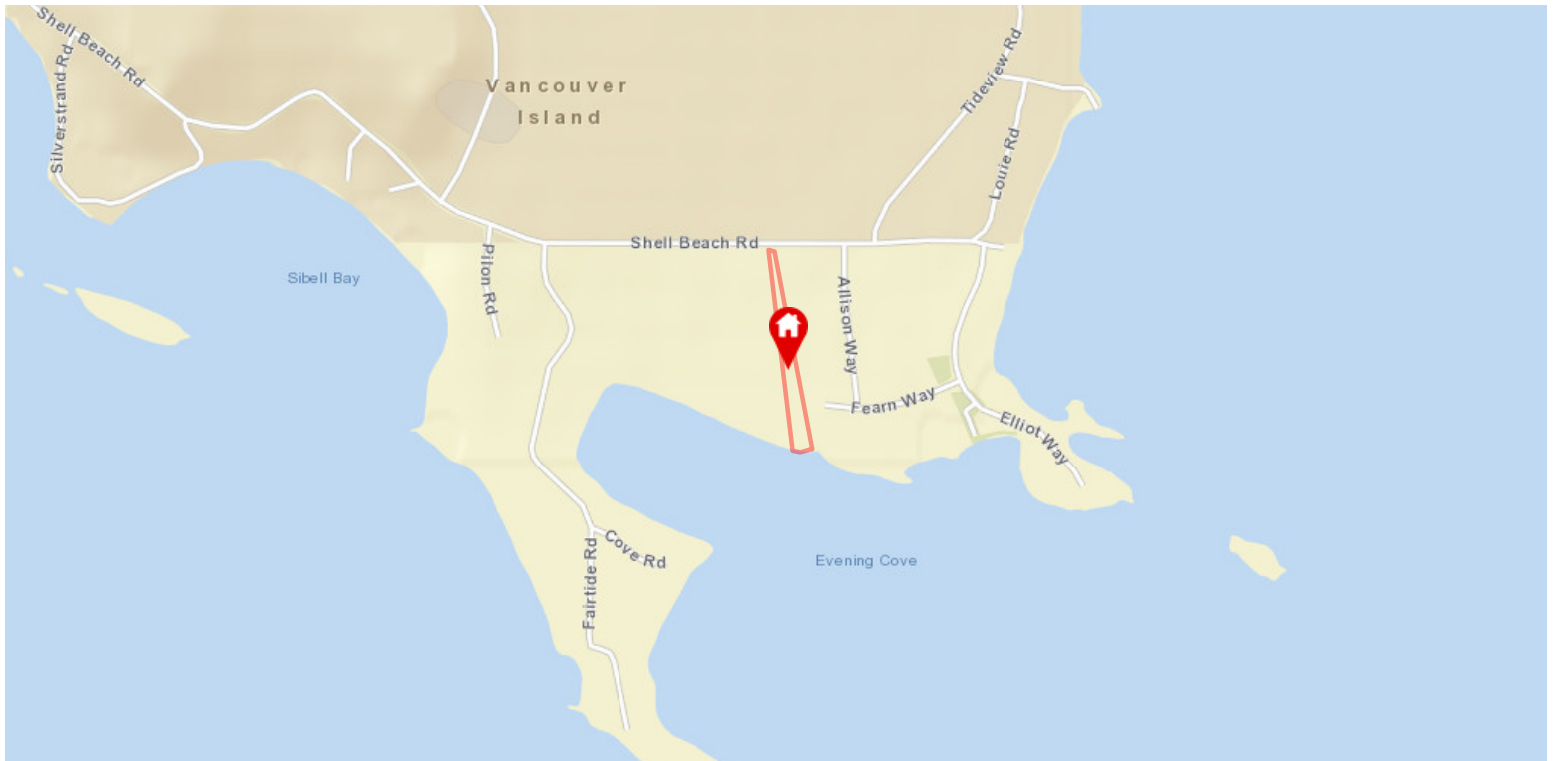
BC Contaminated Sites



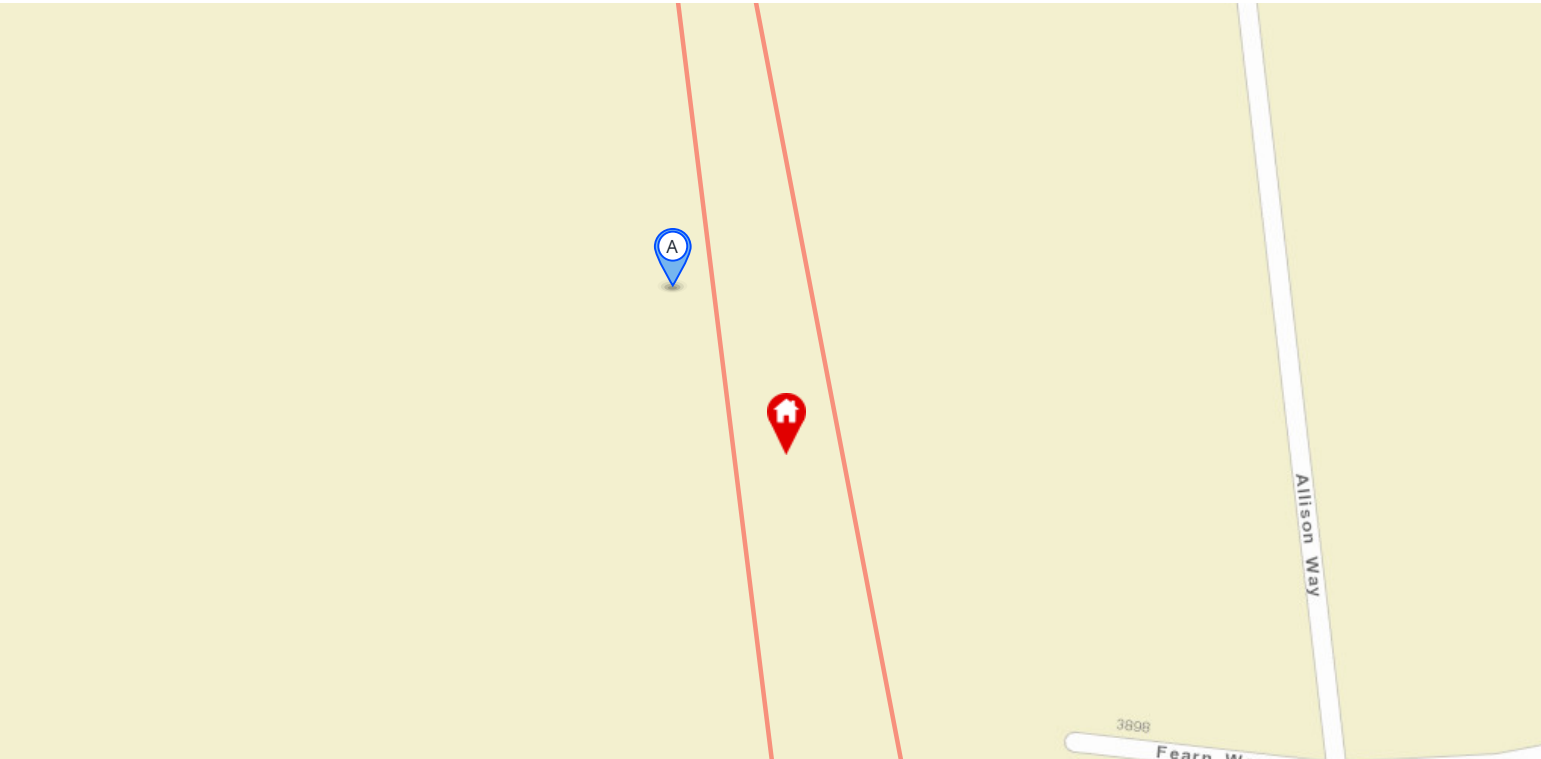
Subject Property Contaminated Site:

Not Applicable

Canada Energy Regulator Pipelines



Groundwater Wells & Aquifers



Not all groundwater wells are registered with the province, as registration was voluntary until February 29, 2016. Data quality issues may impact search results.

Subject Property Designations:

Well Tag Number: 116013
Well Status Code: NEW
Well Class Code: WATR_SPPLY
Well Subclass: NA
Licensed Status Code: UNLICENSED
Intended Water Use Code: DOM
Well Location Description: Within property boundaries.
Diameter Inches: 6
Finished Well Depth Ft: 37.0
Comments:

Layer Legend:

Label	Details
A	Well Tag Number: 84123 Well Status Code: NEW Well Class Code: WATR_SPPLY Well Subclass: NA Licensed Status Code: UNLICENSED Intended Water Use Code: DWS Well Location Description: APP 60' S OF SHELL BCH RD 250' BEF FERN; PCL DDEF7600 OF Diameter Inches: 8.00 Finished Well Depth Ft: 25.0 Comments: CHLORINATE MEASUREMENTS TAKEN AT GROUND LEVEL