

867 WALFRED ROAD

Langford, British Columbia | Panoramic Forest & Ocean-View Estate

Property Quick Specifications:

Property Address	867 Walfred Road, Langford, BC, V9C 2P1
Parcel Identifier (PID)	003-307-310
Legal Description	Lot 19, Section 73, Metchosin District, Plan 22719
Lot Size / Zoning	2.04 Private Forested Acres RR5 (Rural Residential 5)
Finished Area	4,703 sq. ft. finished living space across 3 fully developed levels
Annual Taxes / Assessment	Taxes: \$9,096.92 (2026) 2026 Assessed Value: \$1,705,000

1. Executive Property Overview

This magnificent property represents the quintessential West Coast forest retreat, perched on a private **2.04-acre parcel** high in Langford. Surrounded by mature trees, dramatic rock outcroppings, and lush greenery, this architectural estate commands breathtaking, unobstructed panoramic views of the Olympic Mountains and the ocean. Despite its profound seclusion and deep privacy, the property remains exceptionally convenient—located just minutes from the urban conveniences of West Shore and Victoria.

While municipality assessment records attribute the original build to 1981, the home has been completely transformed and more than doubled in size through extensive engineered expansions. The majority of the structure was constructed after 2001 by a BC-qualified builder, incorporating modern structural design, complete electrical and plumbing replacement, and a fully integrated layout that makes it feel virtually new.

An outstanding highlight of the home is its **dual-suite rental income configuration**, offering a combined generated revenue of **\$3,233.52 per month** from exceptionally stable, established tenancies in the detached Carriage Home and the self-contained Basement Suite. This represents a rare and powerful mortgage-helper or holding investment on an estate-sized lot.

2. Complete Structural Timeline & Capital Improvements

The home has been meticulously updated and maintained with no expense spared. The historical development and capital updates include:

- **1998 - 2001:** The major structural footprint of the home was more than doubled from its original size. An entirely new left-hand wing was built from the ground up, adding a new main foyer, foyer entrance, vaulted ceilings, elegant curved hardwood stairs, a sunken family TV room, and formal dining area. The entire top floor was expanded to house an expansive primary bedroom suite, ensuite bathroom with jetted corner tub, and a custom walk-in closet. All house wiring and plumbing were updated to code during this phase, and extensive basement storage was added.
- **2010:** A self-contained secondary basement suite was fully finished to premium standards as a legal accessory dwelling unit.
- **2016 - 2018:** A massive modern exterior renovation was executed. This included the construction of two expansive new multi-tier main decks (upper and lower) with a premium topless glass railing system to preserve the panoramic views. This glass railing design was carried indoors with a custom topless glass railing on the interior stairs and upper-level landing, complemented by custom stainless steel handrails throughout. Downstairs bedrooms, hallways, and lower stairs received all-new high-durability flooring, and all closets/storage areas were outfitted with new doors and custom built-in shelving. New thermal windows were added, as well as an additional ground level patio with railing enclosure.
- **2023:** The septic field system was fully scoped, and extended with 125 feet of brand-new septic line. Concurrently, all perimeter foundation drains for the house were professionally cleaned, and new drainage gravel pits were excavated to ensure perfect water management.
- **2024:** \$12,000 Septic System Upgrade. Installation of a new 500-gallon and 1,000-gallon water tanks, plus a new distribution box to regulate pressure from the municipal source. In addition, all three domestic hot water tanks were replaced with premium models (covered by 10-year and 8-year warranties). The real-wood burning fireplace in the living room was also professionally cleaned.
- **2025:** A brand-new built-in dishwasher was installed in the main kitchen, including a 5-year extended warranty.
- **2026:** Comprehensive mechanical and cosmetic updates: A brand-new high-efficiency central heat pump with a 10-year warranty was installed. The entire exterior was professionally painted, and the interior received a complete paint refresh in every room. Extensive landscaping updates were completed, and all roofs underwent a professional commercial moss-removal treatment carrying a 7-year expected performance warranty.

3. Interior Architectural Detail & Main Residence Features

The main residence of the estate combines grand architectural volume with warm, comfortable West Coast details, creating an exceptional living experience:

- **Award-Winning Designer Kitchen:** The central kitchen layout was custom designed and was one of the selections for a prestigious Care Award for best kitchen designs on Vancouver Island. It features a curved central prep island, solid wood cabinetry, premium stainless steel appliances, and a seamless open-concept connection to the dining and family rooms.
- **Grand Vaulted Living Space:** The living room features impressive vaulted ceilings and is anchored by a dramatic floor-to-ceiling real stone fireplace. A vaulted upper-level loft looks down into the space, offering a unique architectural volume that maximizes natural daylight through high, view-facing windows.
- **Luxurious Upper Primary Suite:** The entire top floor is dedicated to the ultimate primary bedroom retreat. It features an open-concept cutout that overlooks the living room below, a walk-in closet with custom built-ins, and a large skylight. The five-piece ensuite features a massive jetted corner tub and a separate walk-in shower.
- **Soundproofing & Comfort:** All interior partition walls throughout the home have been insulated with premium soundproofing insulation, ensuring quiet comfort and privacy between individual bedrooms and living areas.
- **Abundant Storage Infrastructure:** The home is built with incredible storage capacity, three basement storage rooms. The detached double-car garage includes two finished, secure under-garage storage rooms, plus a third storage room on the home side.

4. Premium Rental Suites & Tenancy Profile

One of the property's most compelling assets is its high-income generation, boasting a total of **\$3,233.52 per month** in passive rental revenue. Both units are occupied by exceptionally stable, long-term tenants with official BC Tenancy Agreements:

Rental Unit	Current Monthly Rent	Tenant Name	Key Tenancy Details
Basement Suite	\$1,733.99	Jennifer Lynn MacDonald	Self-contained basement suite. Rent was increased from \$1,695.00/mo to \$1,733.99/mo effective June 1, 2026, under official BC RTB-7 Notice.
Carriage Suite	\$1,499.53	Dewar Farrell Behram	Accessory carriage house suite located above the detached double-car garage. Rent was increased from \$1,465.82/mo to \$1,499.53/mo effective Jan 1, 2026, under official BC RTB-7 Notice.
TOTAL REVENUE	\$3,233.52	—	Highly reliable monthly cash-flow with independent tenant billing.

Premium Rental Unit Features:

- **Complete Privacy:** Both suites feature completely private exterior entrances, dedicated private outdoor decks and patios, and off-street tenant parking areas.
- **Laundry & Storage:** Each suite includes private, in-suite washer and dryer appliances, as well as extensive built-in storage areas constructed specifically for the tenants' convenience.
- **Utility Isolation:** The rental units are set up with separate BC Hydro electrical billing meters, ensuring straightforward, conflict-free management of utility costs.

5. Acreage, Mature Landscaping & Estate Infrastructure

The 2.04-acre property features extensive estate landscaping, blending harmoniously with the mature Douglas-fir and arbutus forest to offer exceptional beauty and outdoor utility:

- **Botanical Rhododendron Gardens:** The landscaping features an estimated 50 meticulously planted, mature Rhododendrons, flowering trees, rock garden beds, and beautiful hardscaping that create stunning seasonal color.
- **Professional Greenhouse:** A fully ventilated, custom-built greenhouse complete with an integrated direct water source—ideal for active gardeners and year-round plant propagation.
- **Massive Parking Infrastructure:** An expansive paved driveway and parking turnaround on-site alongside the garage can easily accommodate parking for up to 14 vehicles, perfect for entertaining or multi-tenant vehicle storage.
- **Advanced Irrigation & Water Storage:** The landscaping is serviced by an integrated irrigation system. Water management is supported by the large 1,000-liter exterior water storage tank and pressure regulation system.
- **Outdoor Storage Outbuildings:** The property includes a highly organized lumber storage rack, a large firewood storage rack, a dedicated garden tool storage shed, and multiple private patios designed to soak in the mountain and ocean views.

Property Verification & Data Sources

All information in this document is fully verified and compiled directly from registered historical documents, property files, and owner declarations:

- City of Langford Land Title Registry, BC Assessment Authority, and Capital Regional District Site Surveys (PID 003-307-310, Plan VIP22719).
- Official British Columbia Residential Tenancy Branch (RTB) Tenancy Agreements and RTB-7 Notice of Rent Increase documents for both Carriage and Basement suites.
- Engineering, building design plans, and Capital Regional District building permit archives (CRD Permits 39143, 15066, and 080319-11).
- Detailed owner capital improvement summaries and verified real estate media packages (Logan Wilson PREC, Brayden Klein PREC Sotheby's International Realty Canada).