



2
BEDROOMS

3
BATHROOMS

1
DEN

1,836
± SQ.FT.

Luxurious Bear Mountain Condo

808-1400 Lynburne Place, Langford, BC V9B 0A4 Canada

PROPERTY ID: VB677C | MLS ID: 920054

CAD1,495,000



Elevated panoramic views at Bear Mountain's luxurious Finlayson Reach. This gorgeous, one-level condo enjoys sunny south-eastern exposure with stunning views of the golf course's second fairway and green, capped by the Cascade Mountains and Mount Baker. Brighter than ever, the unit has just been repainted, upgraded with lovely engineered wood flooring, and protected with high quality blinds and screens. Outside, the unit-length patio with gas BBQ hookup ensures peak enjoyment of sunny days. Inside, a generous, functional layout places the living areas between both primary and guest bedrooms for privacy, with every room boasting windows overlooking the resort. Beneath the airy vaulted ceiling, a wealth of premium fits and finishes encourage relaxation and comfort year round including a gas fireplace, air conditioning and heat pump, as well as an oversized chef's kitchen with stainless steel appliances, gas range, wine fridge, and walk-in pantry/laundry room. Both bedrooms feature walk-in closets and ensuites, with the primary boasting dual vanities and a luxurious soaker tub. Resident amenities include concierge service, two secure underground parking stalls, a 15-seat movie theatre, billiards room, entertainment lounge, squash courts and fitness facility. As of January 01 2023, Gov of Canada prohibition on residential investment. <https://www.bcrea.bc.ca/advocacy/canadas-foreign-buyer-ban-begins-in-january/>

go.victorialuxurygroup.com/808-1400-lynburne-pl



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808 - 1400 Lynburne Pl Langford BC V9B 0A4
MLS® No: **920054** **\$1,495,000** **Active**



OPEN HOUSE SATURDAY DEC 17TH: 1-3PM.
Panoramic views at Bear Mountain's Finlayson Reach. This gorgeous condo enjoys SE exposure with views of the golf course capped by the Cascade Mountains. Brighter than ever, the unit has been repainted, upgraded with lovely engineered wood flooring, and protected with high quality blinds and screens. Outside, the patio with gas BBQ hookup ensures peak enjoyment of sunny days. Inside, the functional layout places the living areas between bedrooms for privacy, with all rooms boasting windows overlooking the resort. Beneath the vaulted ceiling, premium fits and finishes include a gas fireplace, AC & heat pump, as well as an oversized kitchen with SS appliances, gas range, wine fridge, and walk-in laundry room. Both bedrooms feature walk-in closets and ensuites, with the primary boasting dual vanities and a lavish soaker tub. Amenities include concierge, 2 underground parking stalls, movie theatre, lounge, squash courts and fitness facility.

Room	Level	Dims/Pieces
Bathroom	Main	2-Piece
Bedroom	Main	11x18
Bedroom - Primary	Main	15x14
Deck (Unfin)	Main	5x45
Den	Main	15x9
Ensuite	Main	4-Piece
Ensuite	Main	5-Piece
Entrance	Main	6x6
Kitchen	Main	16x24
Laundry	Main	10x6
Living Room	Main	26x19
Walk-in Closet	Main	6x5
Walk-in Closet	Main	15x6

MLS® No: **920054** List Price: **\$1,495,000**
Status: **Active** Orig Price: **\$1,495,000**
Area: **Langford** Sub Area: **La Bear Mountain**
DOM: **11** Sold Price:
Sub Type: **Condo Apartment**
Pend Date: Title: **Freehold/Strata**

Interior

Beds: **2** Baths: **3** Kitchens: **1** Fireplaces: **1** Storeys: **10**
FinSqFt Total: **1,836** UnFin SqFt: **227** SqFt Total: **2,063** Basement: **No** Addl Accom:
2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **2** Beds or Dens: **3** Laundry: **In Unit**
Layout: **Condo** Appl Incl: **Dishwasher, F/S/W/D, Microwave, Oven/Range Gas, Range Hood, Refrigerator**
Heating: **Electric, Heat Pump, Natural Gas** Cooling: **HVAC**
Intr Ftrs: **Closet Organizer, Dining Room, Dining/Living Combo, Furnished, Soaker Tub, Vaulted Ceiling(s), Wine Storage**

Exterior/Building

Built (Est): **2008** Front Faces: **Southeast** Storeys: **10** Bldg Warranty: **No**
Construction: **Cement Fibre, Steel and Concrete, Stone, Wood** Foundation: **Poured Concrete** Roof: **Asphalt Rolled**
Lgl NC Use: Access: **Road: Paved** Bldg Style:
Exterior Ftrs: **Balcony/Deck, Sprinkler System, Tennis Court(s), Water Feature, Wheelchair Access**

Lot

Lot SqFt: **1,836** Lot Acres: **0.04** Dimensions: Shape: Water: **Municipal**
Park Type: **Additional, Attached, Garage, Guest, On Street, Underground** Park Spcs: **2** View: **Mountain(s)** Waterfront:
Carport Spcs: **0** Garage Spcs: **1** Services: **Electricity Connected, Natural Gas Connected, Underground Utilities**
Sewer: **Sewer Connected** Restrictions: Lot Ftrs: **Cul-de-sac, Family-Oriented Neighbourhood, Landscaped, Near Golf Course, On Golf Course, Private, Recreation Nearby**

Legal/Public Records

Assessed: **\$978,000** Assess Yr: **2022** Taxes: **\$3,984** Tax Year: **2022**
PID: **027-716-309** Roll No: **15250793** Zoning: **RCBM1** Zone Desc: **Residential**
Plan Number: **VIS6701** Lot: Block: District Lot: Land District: **24**
Legal Description: **Strata Lot 154, Plan VIS6701, Section 81 & 82, Highland Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Strata

Strata/Pad Fee: **\$884** Strata/Pad Fee Year: **2022** Prop Mgr: Mgr Phone:
Complex: **Finlayson Reach** Bldgs/Cmplx: **1** Str Lots/Cmplx: **155** Str Lots/Bldg: **155**
Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:
Park SqFt: Park Incl: **0** Park Cmn Sp: **0** Park LCP Spc: **2**
Depr Rpt?: **Yes** Plan Type: **Building** Lvl's in Unit: **1** Unit's Level: **Other Level**
Subdivision Name: **Finlayson Reach**
Rent Allwd?: **Some Rentals** Minimum 30 day rentals.
Yngst Age: **0**
Pets Allwd: **Aquariums, Birds, Caged Mammals, Cats, Dogs, Number Limit**
BBQs Allwd: **Yes**
Smoking Byl: **Yes** No smoking.
Unit Incl: **Balcony, Parking Stall, Separate Storage**
Assmt Incl: **Concierge, Garbage Removal, Insurance, Property Management, Recycling, Sewer, Water**
Shrd Am: **Elevator(s), Fitness Centre, Media Room, Meeting Room, Recreation Facilities, Recreation Room**

Room Count: **13**

Finished Rooms					
Room	Level	Dimensions/Pieces	Room	Level	Dimensions/Pieces
Bathroom	Main	2-Piece	Kitchen	Main	16x24
Bedroom	Main	11x18	Laundry	Main	10x6
Bedroom - Primary	Main	15x14	Living Room	Main	26x19
Den	Main	15x9	Walk-in Closet	Main	6x5
Ensuite	Main	4-Piece	Walk-in Closet	Main	15x6
Ensuite	Main	5-Piece			
Entrance	Main	6x6			

Unfinished Areas			Layout Summary					
Area	Level	Dimensions/Pieces		Lower	Main	Second	Third	Other
Deck	Main	5x45	Fin SqFt		1,836			
			Bedrooms		2			
			Bathrooms		3			
			Kitchens		1			

Strata			
Strata/Pad Fee: \$884	Strata/Pad Fee Year: 2022	Prop Mgr:	Mgr Phone:
Complex: Finlayson Reach	Bldgs/Cmplx: 1	Str Lots/Cmplx: 155	Str Lots/Bldg: 155
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:
Park SqFt:	Park Incl: 0	Park Cmn Sp: 0	Park LCP Spc: 2
Depr Rpt?: Yes	Plan Type: Building	Lvls in Unit: 1	Unit's Level: Other Level
Subdivision Name: Finlayson Reach			
Rent Allwd?: Some Rentals	Minimum 30 day rentals.		
Yngst Age: 0			
Pets Allwd: Aquariums, Birds,	One cat or one dog.		
Caged Mammals, Cats, Dogs,			
Number Limit			
BBQs Allwd: Yes			
Smoking Byl: Yes	No smoking.		
Unit Incl: Balcony, Parking Stall, Separate Storage			
Assmt Incl: Concierge, Garbage Removal, Insurance, Property Management, Recycling, Sewer, Water			
Shrd Am: Elevator(s), Fitness Centre, Media Room, Meeting Room, Recreation Facilities, Recreation Room			

Property Identification & Legal Description

Address:	808 1400 LYNBURN PL VICTORIA BC V9B 0A4		
Jurisdiction:	City of Langford		
Roll No:	15250793	Assessment Area:	1
PID No:	027-716-309	MHR No:	
Neighbourhood:	Bear Mountain		
Legal Unique ID:	D000004XFC		
Legal Description:	Strata Lot 154, Plan VIS6701, Section 81 & 82, Highland Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V		

2022 Municipal Taxes

Gross Taxes: \$3,984

2022 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
		\$456,000	\$522,000	\$978,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$456,000	\$522,000	\$978,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$456,000	\$522,000	\$978,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$456,000	\$522,000	\$978,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$456,000	\$522,000	\$978,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$456,000	\$522,000	\$978,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$456,000	\$522,000	\$978,000

Last Three Sales Per BCA

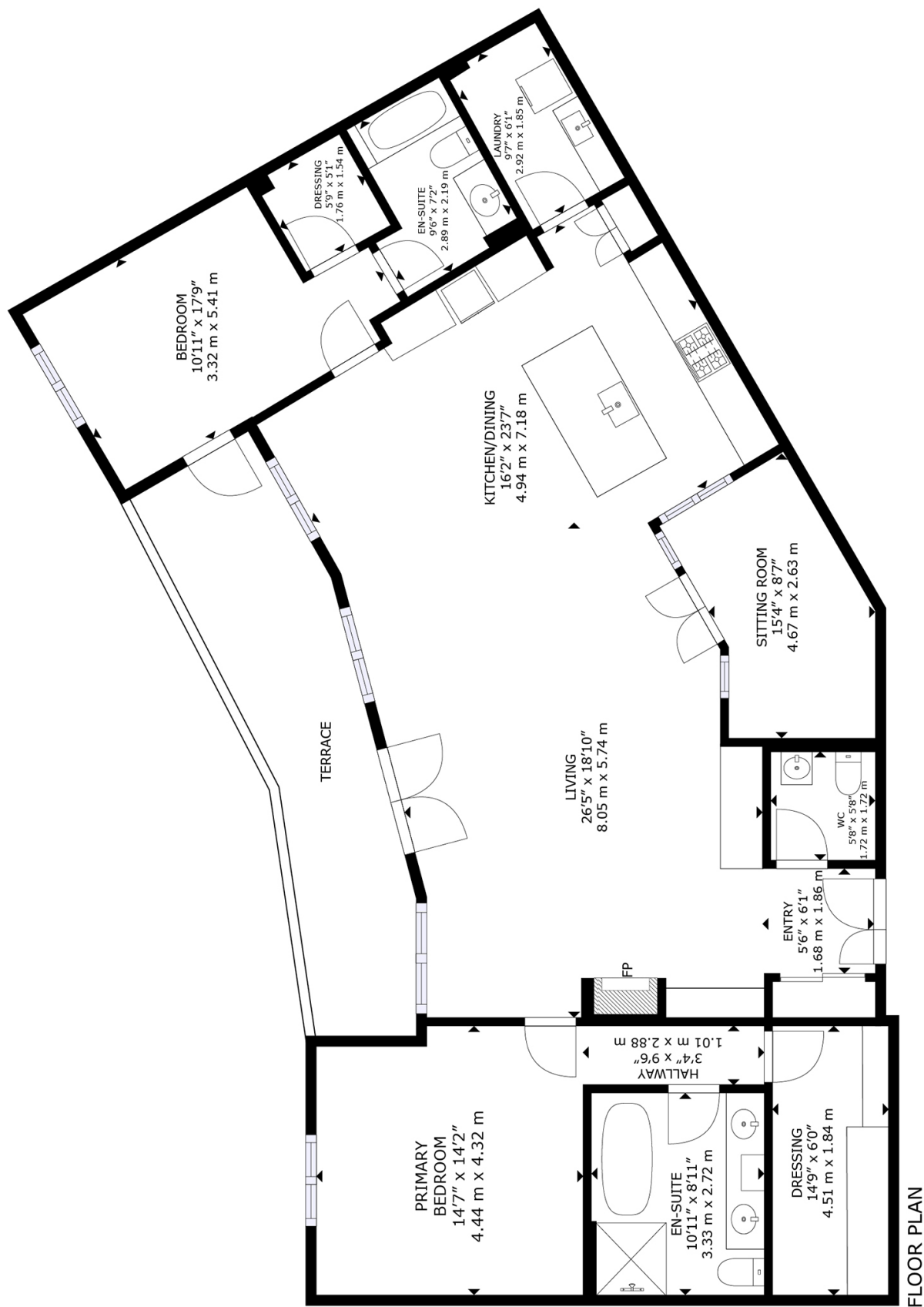
Conveyance Date	Price	Document No	Conveyance Type
2022-01-11	\$1,200,000	CA9631677	Improved Single Property Transaction
2010-02-01	\$860,000	CA1442813	Improved Single Property Transaction

Other Property Information

Lot SqFt:		Lot Width:	
Lot Acres:		Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Strata-Lot Residence (Condominium)
School District:	Sooke	Manual Class:	Strata Apartment - Hi-Rise
Vacant Flag:	No	Reg District:	Capital
BC Transit Flag:	Yes	Reg Hosp Dist:	Capital
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	\$805,000	\$3,849
2020	\$800,000	\$3,902
2019	\$789,000	\$3,779
2018	\$775,000	\$3,859
2017	\$672,000	\$3,697
2016	\$609,000	\$3,634
2015	\$559,000	\$3,455
2014	\$573,000	\$3,478



GROSS INTERNAL AREA
1ST FLOOR: 1,835 sq. ft. 170 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

