



## PROPERTY REPORT

2007 NEPTUNE RD  
North Saanich  
V8L 5J5  
Canada

PID: 003-028-976

JUNE 11, 2023



Logan Wilson Personal Real Estate Corp.  
Sotheby's International Realty Canada  
Victoria  
P: +1(250) 857-0609  
O: +1(250) 380-3933  
lwilson@sothebysrealty.ca  
www.victorialuxurygroup.com

West Coast Property Excellence

The trademarks REALTOR®, REALTORS®, and the REALTOR® logo are controlled by the Canadian Real Estate Association (CREA) and identify real estate professional who are members of CREA.

**Sotheby's**  
INTERNATIONAL REALTY

Victoria Luxury  
Group

## Summary Sheet

# 2007 NEPTUNE RD North Saanich BC V8L 5J5

PID	003-028-976
Registered Owner	MC*, J*
Legal Description	LOT 38, SECTION 22, RANGE 3 EAST, NORTH SAANICH DISTRICTS, PLAN 24488
Plan	VIP24488
Zoning	R-2 - Single Family Residential 2
Community Plan(s)	not in ALR



Year Built	1989	Structure	SINGLE FAMILY DWELLING
Lot Size	19730.34 ft <sup>2</sup>	Bedrooms	4
Bathrooms	3	Dimensions	-
Max Elev.	35.64 m	Min Elev.	30.55 m
Floor Area	2672 Ft <sup>2</sup>	WalkScore	13 / Car-Dependent
TransitScore	-	Annual Taxes	\$3,455.00

ASSESSMENT			APPRECIATION				
	2022	%	2023		Date	(\$)	% Growth
Building	\$408,000	▲ 7.35	\$438,000	List Price	09/06/2023	\$2,195,000	▲ 72.16
Land	\$732,000	▲ 27.46	\$933,000	Sales History	25/11/2021	\$1,275,000	▲ 102.38
Total	\$1,140,000	▲ 20.26	\$1,371,000		21/06/2012	\$630,000	▲ 8.43
					05/10/2010	\$581,000	-

## RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
933884	Active 09/06/2023	2	\$2,195,000 /	Sotheby's International Realty Canada
889399	Sold 25/11/2021	7	\$1,299,900 / \$1,275,000	DFH Real Estate Ltd.
596123	Sold 21/06/2012	48	\$649,000 / \$630,000	RE/MAX Camosun - Oak Bay

## DEVELOPMENT APPLICATIONS

-

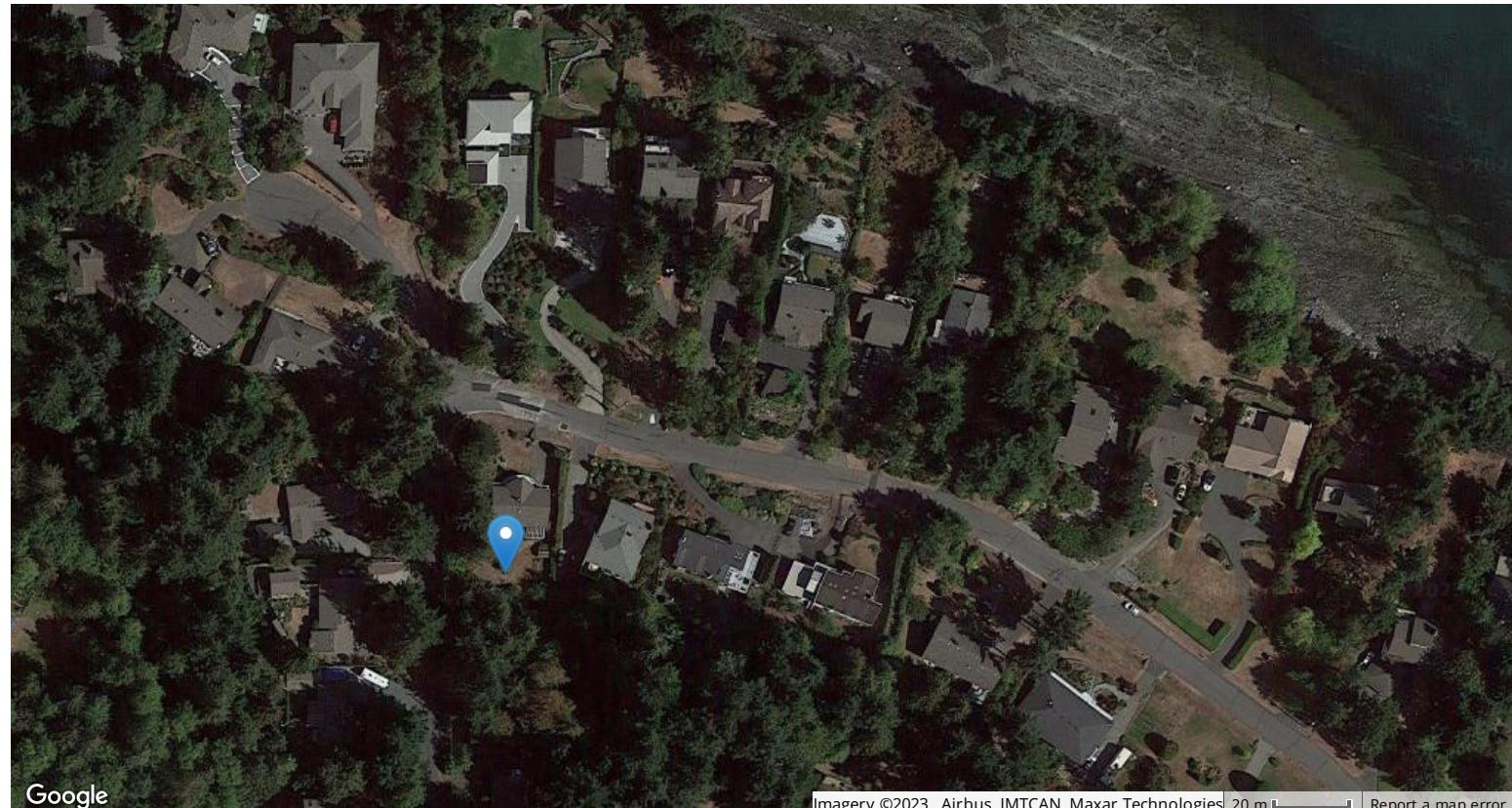
## SCHOOL DISTRICT

	Nearest Elementary	Nearest Middle	Nearest Secondary
Nearest School	Deep Cove	North Saanich	Parkland
School District	SD 63	SD 63	SD 63
Grades	K - 5	6 - 8	9 - 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.

## Google Views



Google

Imagery ©2023, Airbus, IMTCAN, Maxar Technologies 20 m Report a map error



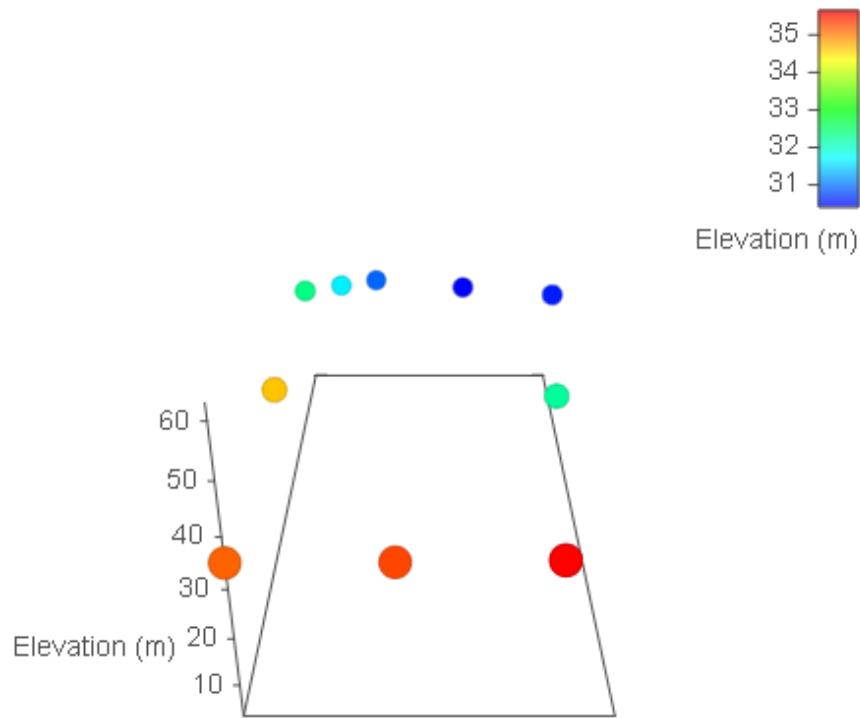
Google

© Google

## Estimated Lot Dimensions and Topography



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



Max Elevation: 35.64 m | Min Elevation: 30.40 m | Difference: 5.24 m

## Property Identification & Legal Description

**Address:** 2007 NEPTUNE RD NORTH SAANICH BC V8L 5J5  
**Jurisdiction:** District of North Saanich  
**Roll No:** 2994000  
**PID No:** 003-028-976  
**Neighbourhood:** Curteis Point  
**Assessment Area:** 1  
**Legal Unique ID:** A00000ZQ9C  
**Legal Description:** Lot 38, Plan VIP24488, Section 22, Range 3E, North Saanich Land District

## 2022 Municipal Taxes

**Gross Taxes:** \$3,455

## 2022 Assessed Values

### VALUATION:

	Land	Improve	Total
<b>Value:</b>	\$732,000	\$408,000	\$1,140,000

### GENERAL:

	Land	Improve	Total
<b>Gross Value:</b>	\$732,000	\$408,000	\$1,140,000
<b>Exempt Value:</b>	\$0	\$0	\$0
<b>Net Value:</b>	\$732,000	\$408,000	\$1,140,000

### SCHOOL:

	Land	Improve	Total
<b>Gross Value:</b>	\$732,000	\$408,000	\$1,140,000
<b>Exempt Value:</b>	\$0	\$0	\$0
<b>Net Value:</b>	\$732,000	\$408,000	\$1,140,000

### BC TRANSIT:

	Land	Improve	Total
<b>Gross Value:</b>	\$732,000	\$408,000	\$1,140,000
<b>Exempt Value:</b>	\$0	\$0	\$0
<b>Net Value:</b>	\$732,000	\$408,000	\$1,140,000

## Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2021-11-25	\$1,275,000	CA9530459	Improved Single Property Transaction
2012-06-21	\$630,000	CA2611081	Improved Single Property Transaction
2010-10-05	\$581,000	FB377460	Reject - Not Suitable for Sales Analysis

## Other Property Information

<b>Lot SqFt:</b>	19,602	<b>Lot Width:</b>	
<b>Lot Acres:</b>	0.45	<b>Lot Depth:</b>	
<b>Tenure:</b>	Crown-Granted	<b>Actual Use:</b>	Single Family Dwelling
<b>School District:</b>	Saanich	<b>Manual Class:</b>	1 STY SFD - After 1960 - Standard
<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

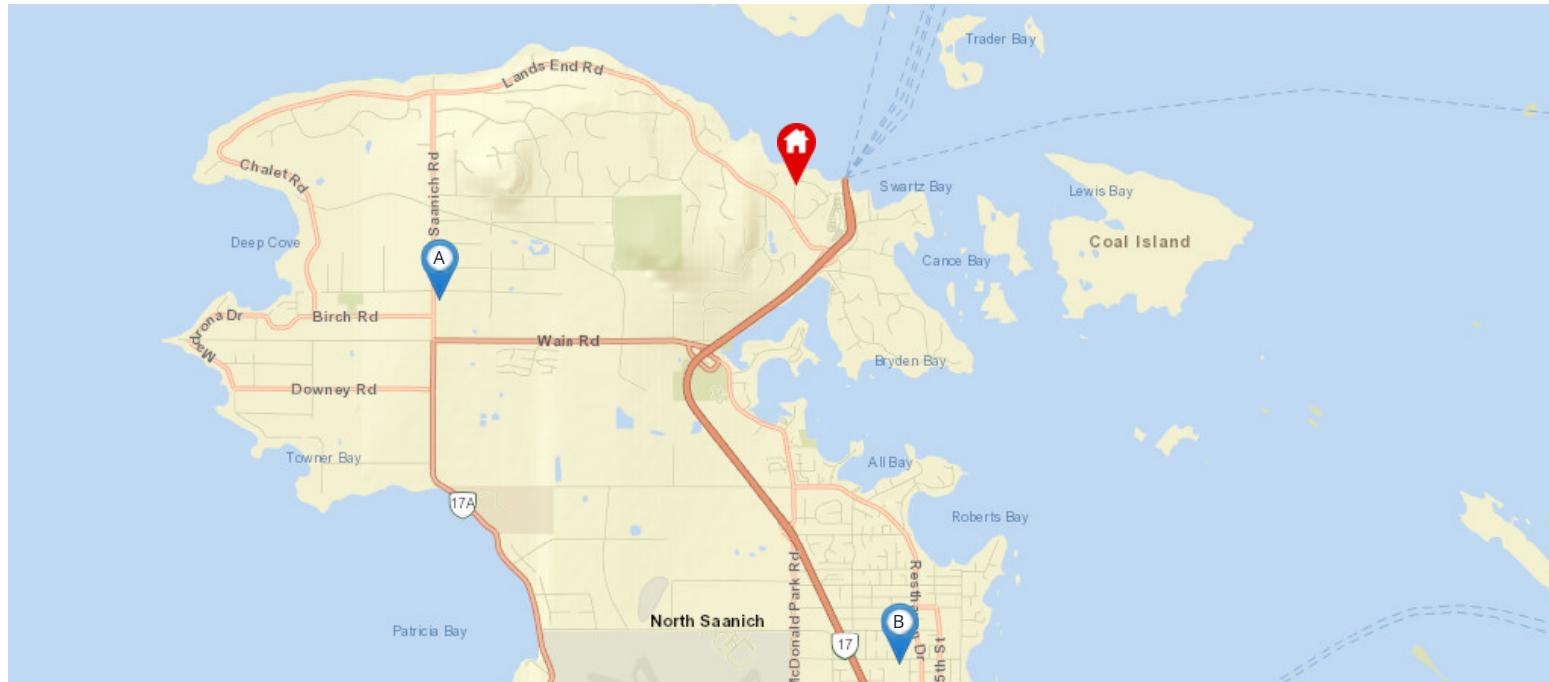
Year	Assessed Value	Gross Taxes
2021	\$916,000	\$3,351
2020	\$870,000	\$3,197
2019	\$901,000	\$3,172
2018	\$782,000	\$2,836
2017	\$681,000	\$2,762
2016	\$596,000	\$2,850
2015	\$532,000	\$2,688

2014	\$542,000	\$2,731
2013	\$600,000	\$2,881
2012	\$580,000	\$2,650
2011	\$574,000	\$2,586
2010	\$0	\$2,549
2009	\$597,000	\$2,582
2008	\$597,000	\$2,447
2007	\$568,000	\$2,429
2006	\$478,000	\$2,334
2005	\$433,000	\$2,345
2004	\$375,000	\$2,378
2003	\$360,000	\$2,447
2002	\$317,000	\$2,302
2001	\$313,000	\$2,334

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



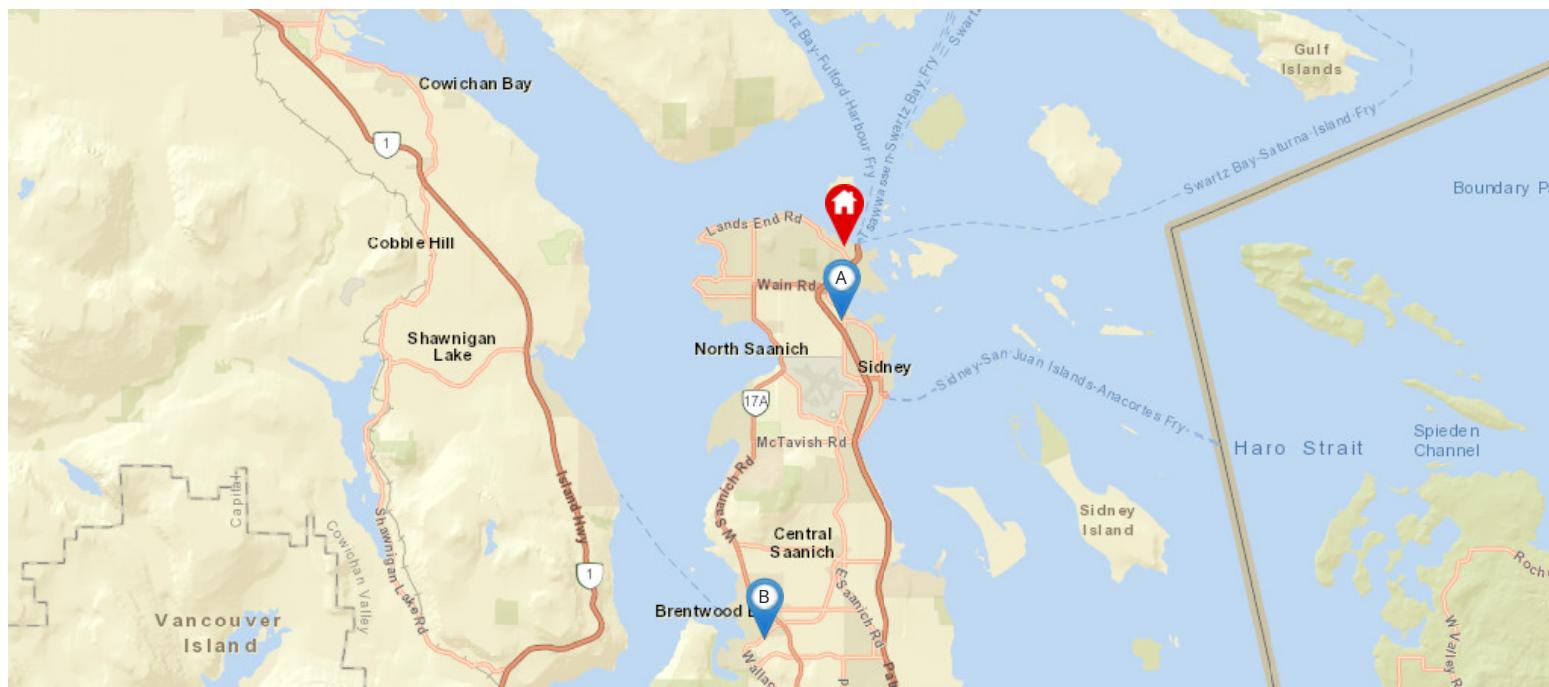
Legend: 📍 Subject Property 📍 Catchment School 📍 Other Schools

School District: Saanich (63)

#### Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Deep Cove	K - 5	SD 63	Sidney		55 mins	4.5 km	6 mins	55 mins
B Sidney	K - 5	SD 63	Sidney		1 hour 5 mins	5.4 km	8 mins	25 mins
C Kelset	K - 5	SD 63	North Saanich		1 hour 57 mins	9.4 km	10 mins	38 mins
D Brentwood	K - 5	SD 63	Brentwood Bay		3 hours 18 mins	16.1 km	18 mins	5 hours 29 mins
E Keating	K - 5	SD 63	Victoria		3 hours 5 mins	15.0 km	14 mins	5 hours 22 mins
F Cordova Bay	K - 5	SD 63	Victoria		4 hours 5 mins	20.2 km	19 mins	55 mins

## Nearby Middle Schools



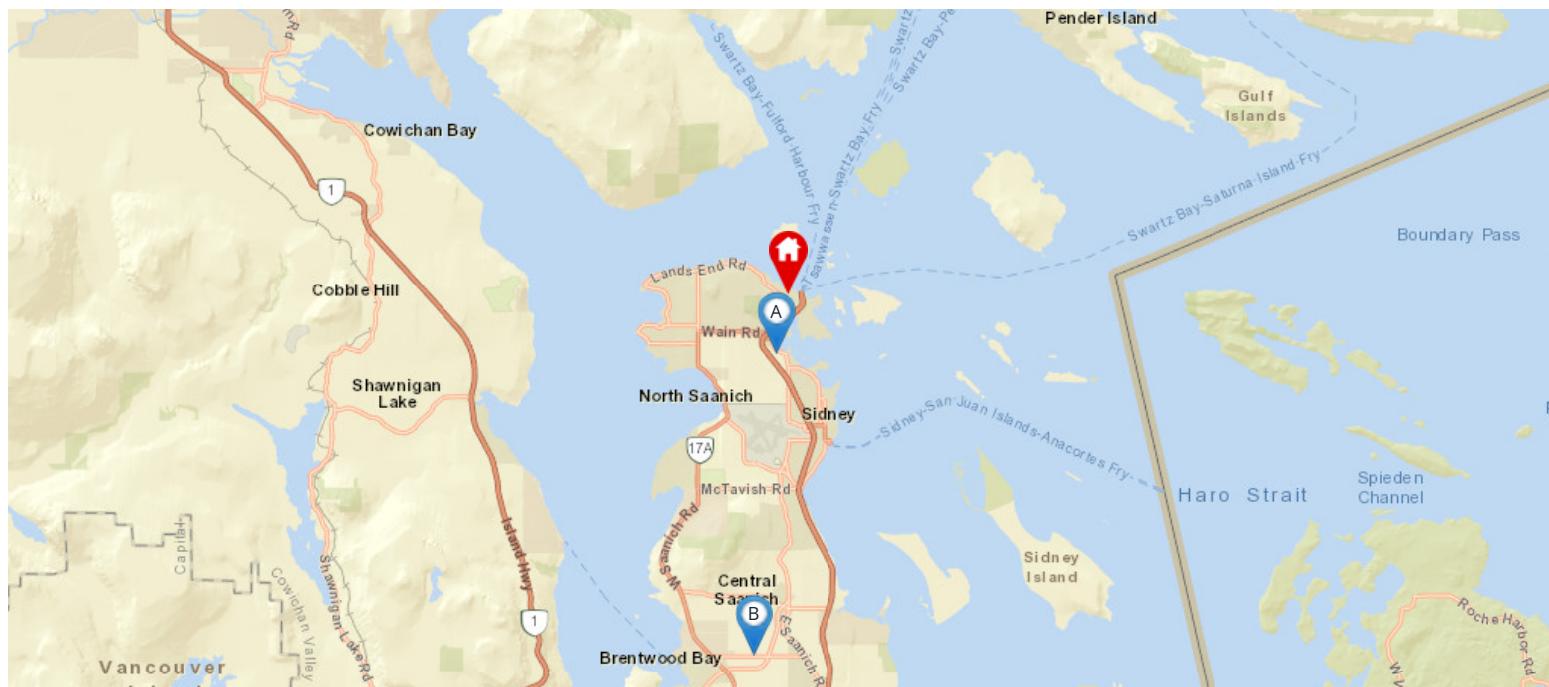
Legend: 📍 Subject Property 📍 Catchment School 📍 Other Schools

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 North Saanich	6 - 8	SD 63	North Saanich		43 mins	3.5 km	6 mins	43 mins
B Bayside Middle	6 - 8	SD 63	Brentwood Bay		3 hours 29 mins	17.0 km	20 mins	5 hours 28 mins
C Royal Oak	6 - 8	SD 63	Victoria		4 hours 48 mins	23.6 km	22 mins	39 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	35 mins	2.9 km	5 mins	35 mins
B <a href="#">Stelly's</a>	9 - 12	<a href="#">SD 63</a>	Saanichton		3 hours 2 mins	14.8 km	16 mins	5 hours 32 mins
C <a href="#">Claremont</a>	9 - 12	<a href="#">SD 63</a>	Victoria	AP Program	4 hours 27 mins	21.6 km	19 mins	43 mins
D <a href="#">Regent Christian Online</a>	K - 12	Independent	Victoria		4 hours 49 mins	23.7 km	22 mins	38 mins

2007 NEPTUNE RD North Saanich, V8L 5J5



Car-Dependent

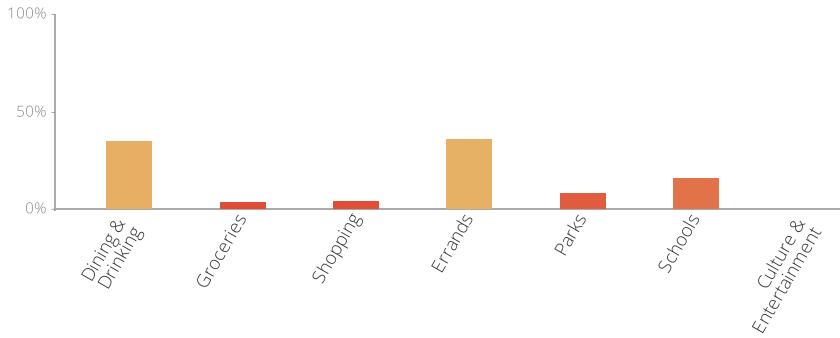
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

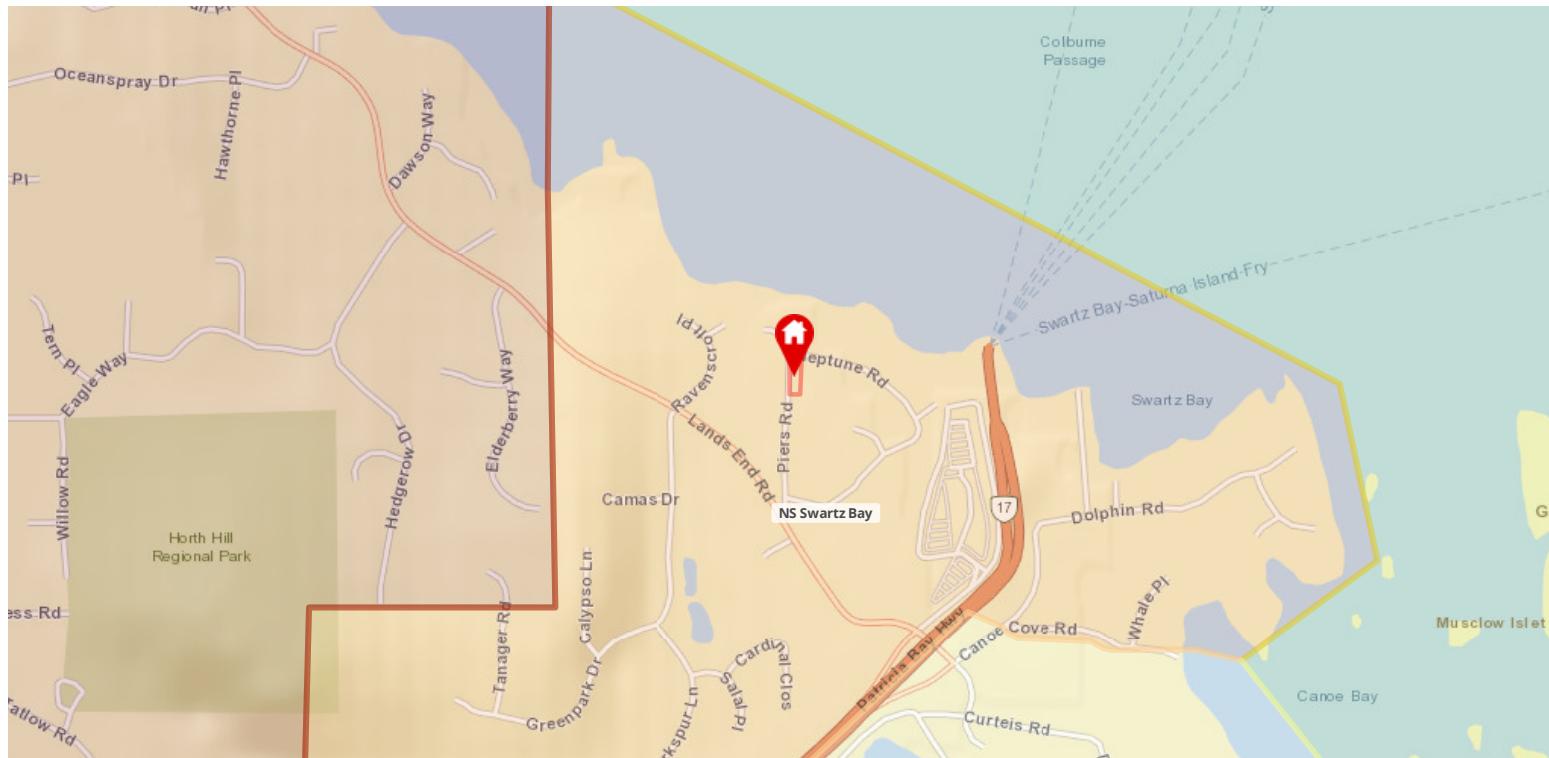
The Walk Score here is 13 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



## Sub Areas



### Subject Property Designations:

Area: North Saanich

Sub-Area: NS Swartz Bay

### Layer Legend:

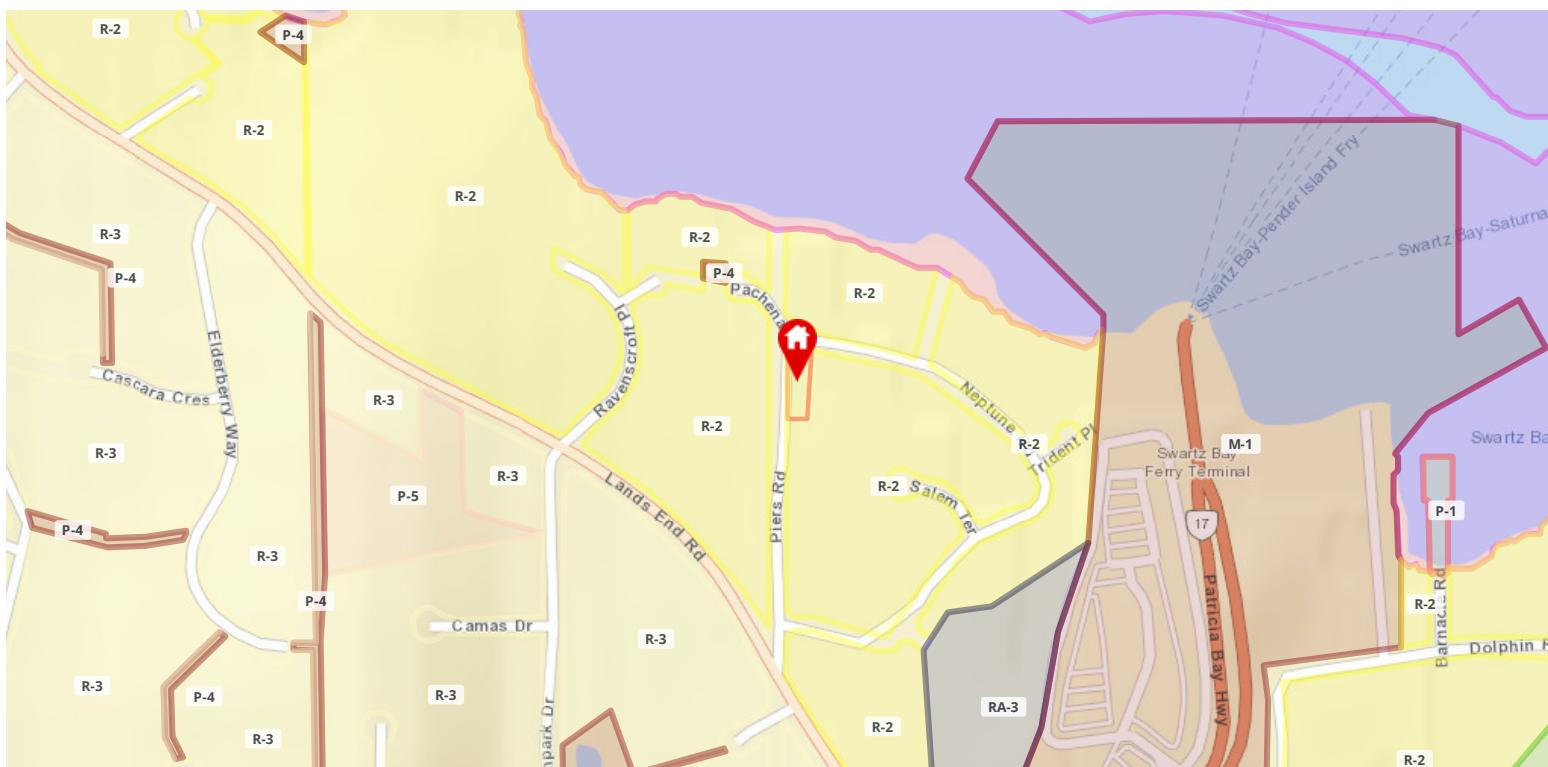
- NS Swartz Bay
- GI Gulf Isl Other
- NS Curteis Point
- NS Lands End

## Land Use

### Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: <a href="#">R-2</a> Description: Single Family Residential 2
Official Community Plan	Not Applicable
Neighbourhood Community Plan	Not Applicable
Local Area Plan	Not Applicable
Proposed Plans	Not Applicable
Development Permit Area	Not Applicable
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
StatsCan CMA/CA, 2021	Census Subdivision Name: North Saanich Census Metropolitan Area/Census Agglomeration: Victoria Census Subdivision Type: Census subdivision within census metropolitan area
Floodplain Data	Status: Not in Floodplain
Frequent Transit Development Areas	Not Applicable
Port of Vancouver	Not Applicable

## Zoning



## Subject Property Designations:

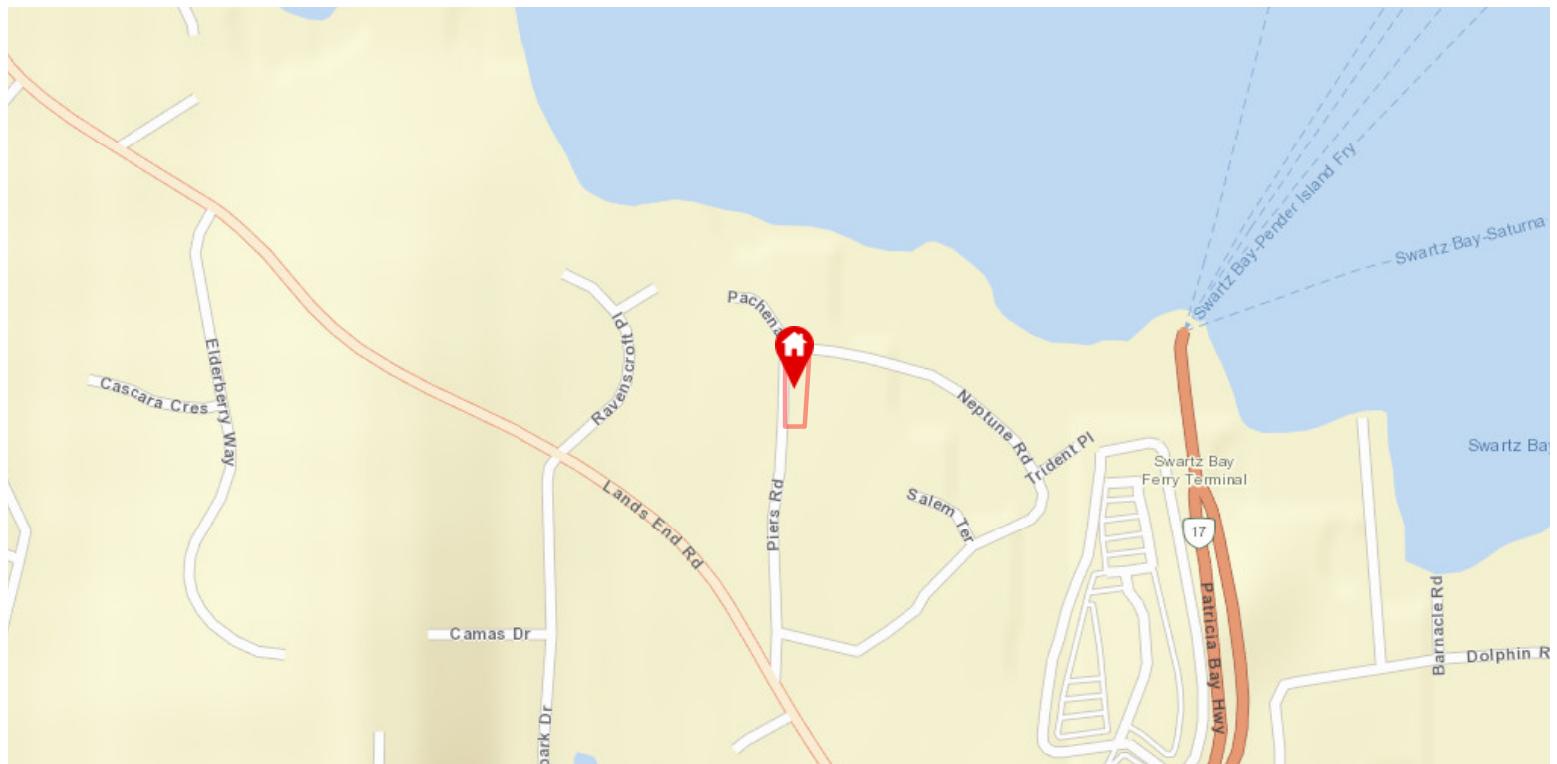
Code: R-2

Description: Single Family Residential 2

## Layer Legend:

Code	Description
R-2	Single Family Residential 2
P-4	Park
M-6	Non-Commercial Marine 2
R-3	Single Family Residential 3
RA-3	Rural Agricultural 3
M-1	Commercial Wharf
P-5	Private Common Area / Open Space
W1	Water Conservation
P-1	Community Use
M-3	Commercial Waterfront

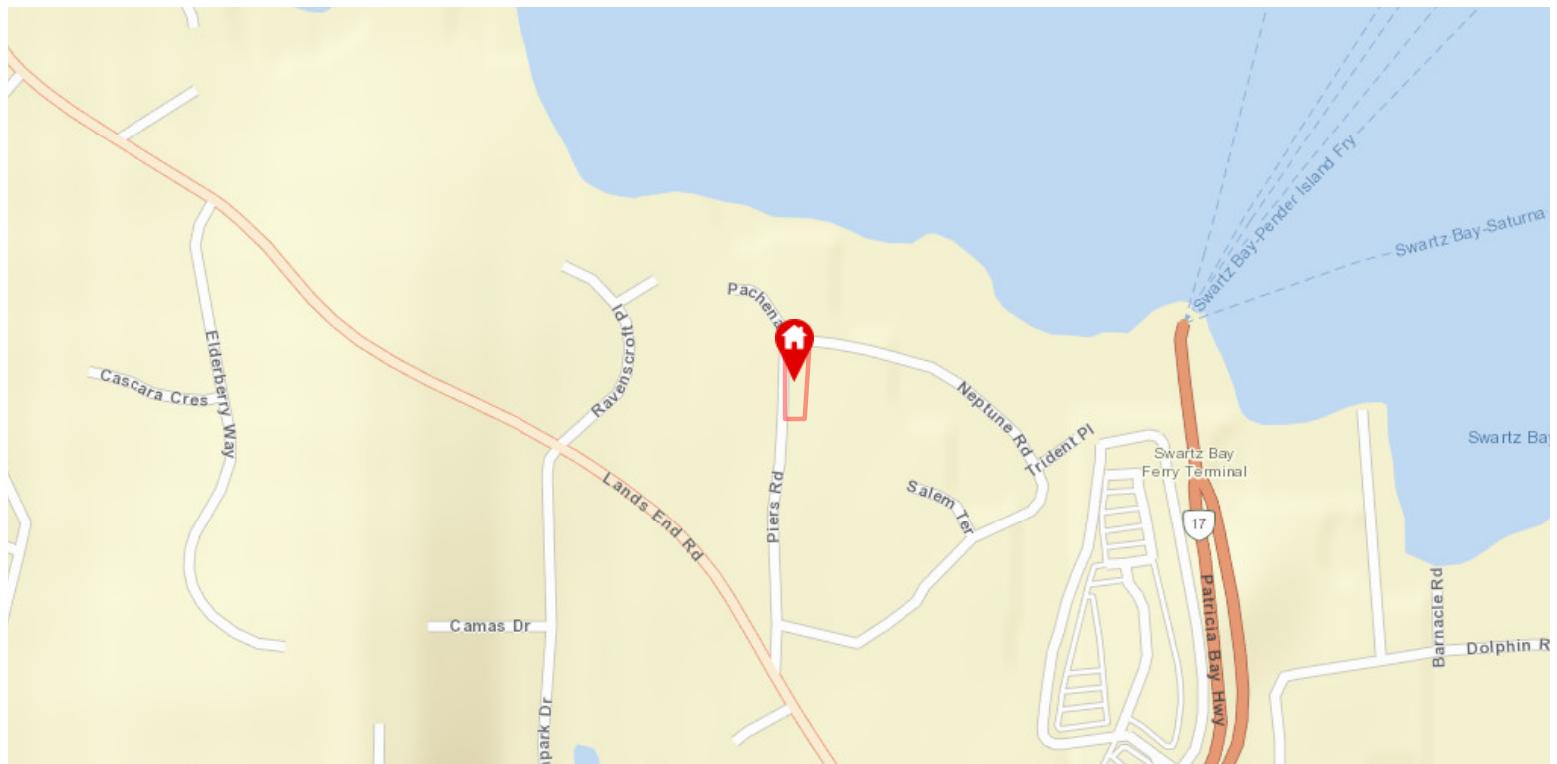
## Official Community Plan



### Subject Property Designations:

Not Applicable

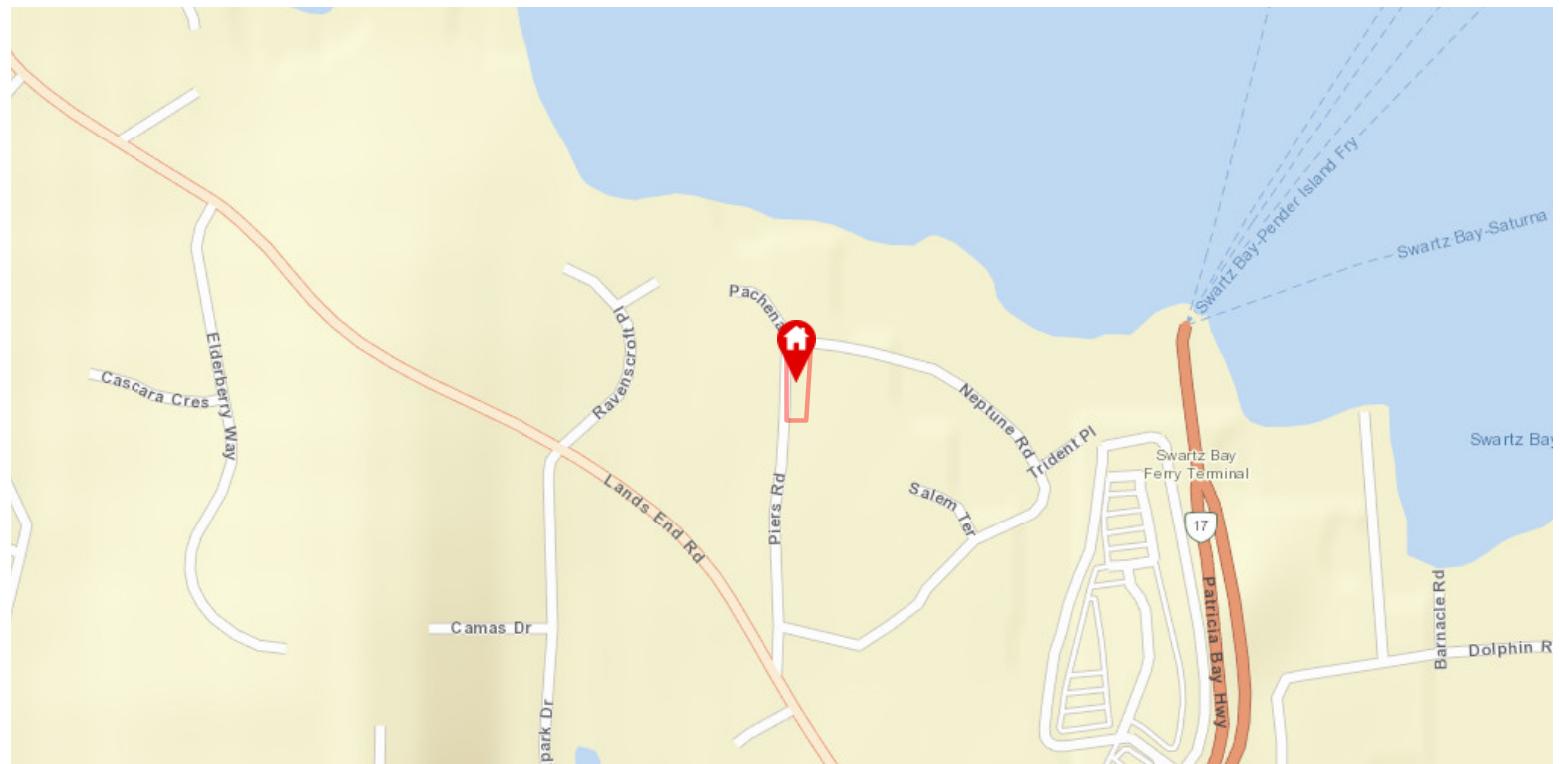
## Neighbourhood Community Plan



### Subject Property Designations:

Not Applicable

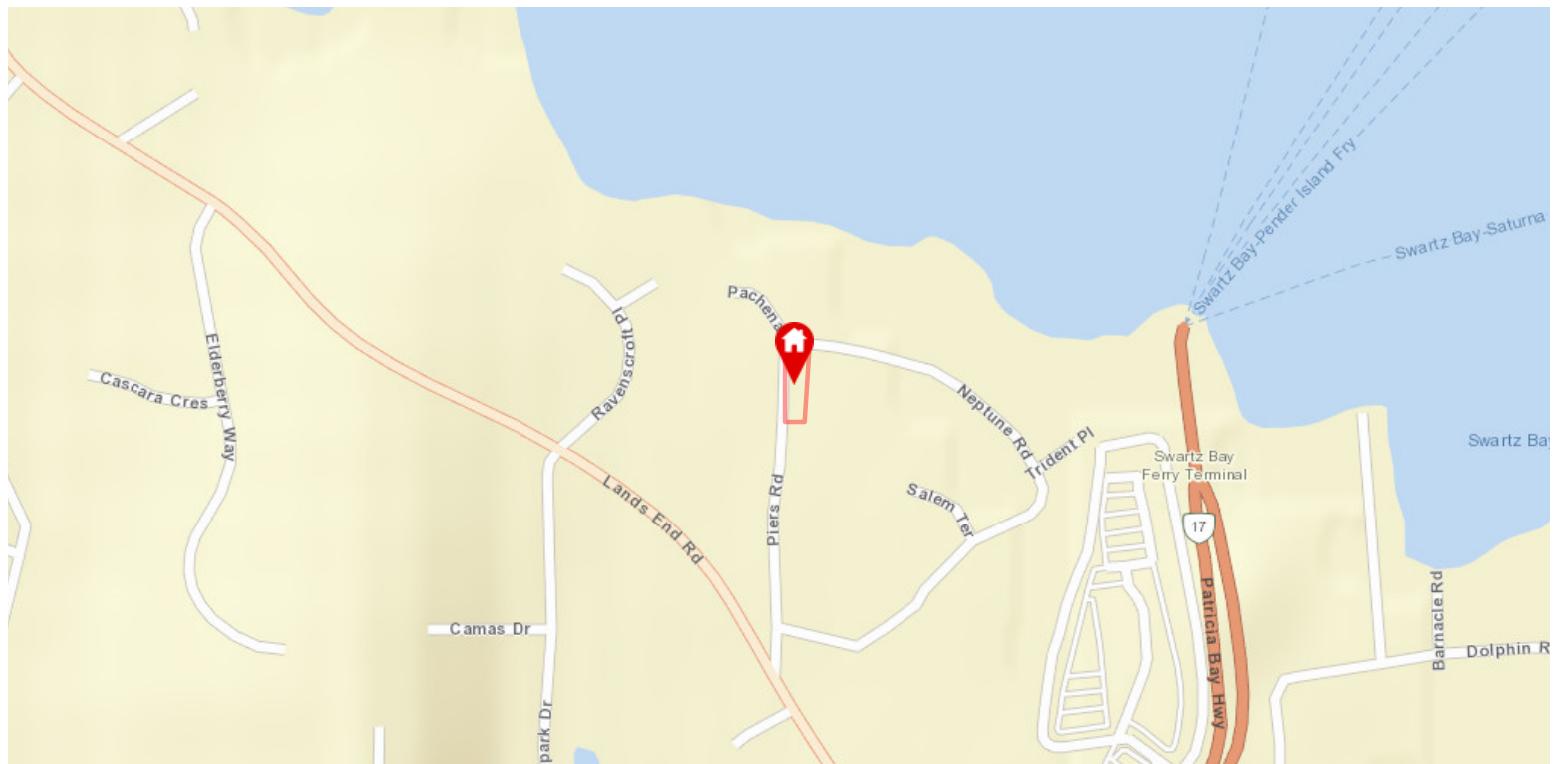
## Local Area Plan



### Subject Property Designations:

Not Applicable

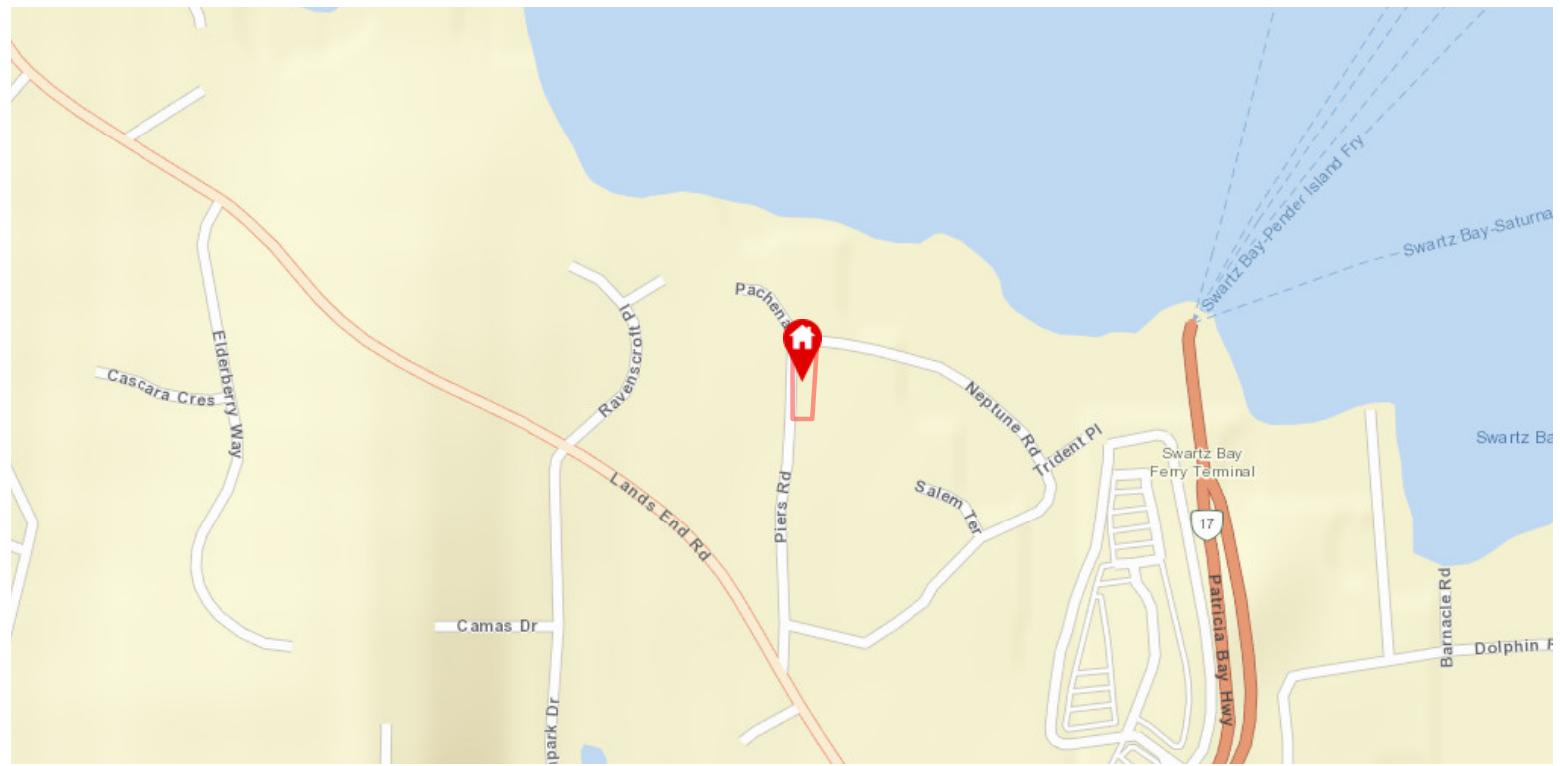
## Proposed Plans



### Subject Property Designations:

Not Applicable

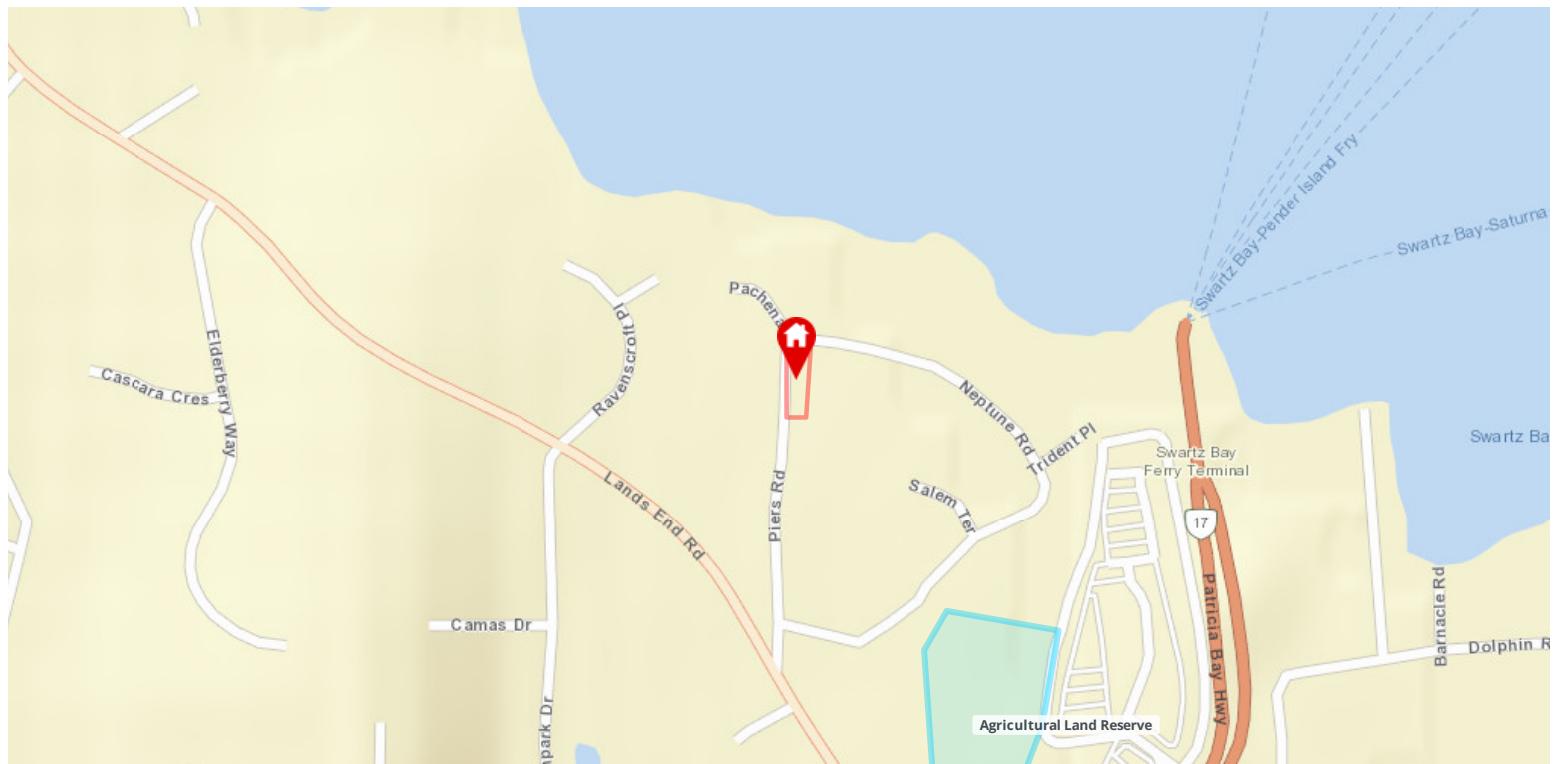
## Development Permit Area



### Subject Property Designations:

Not Applicable

## Agricultural Land Reserve



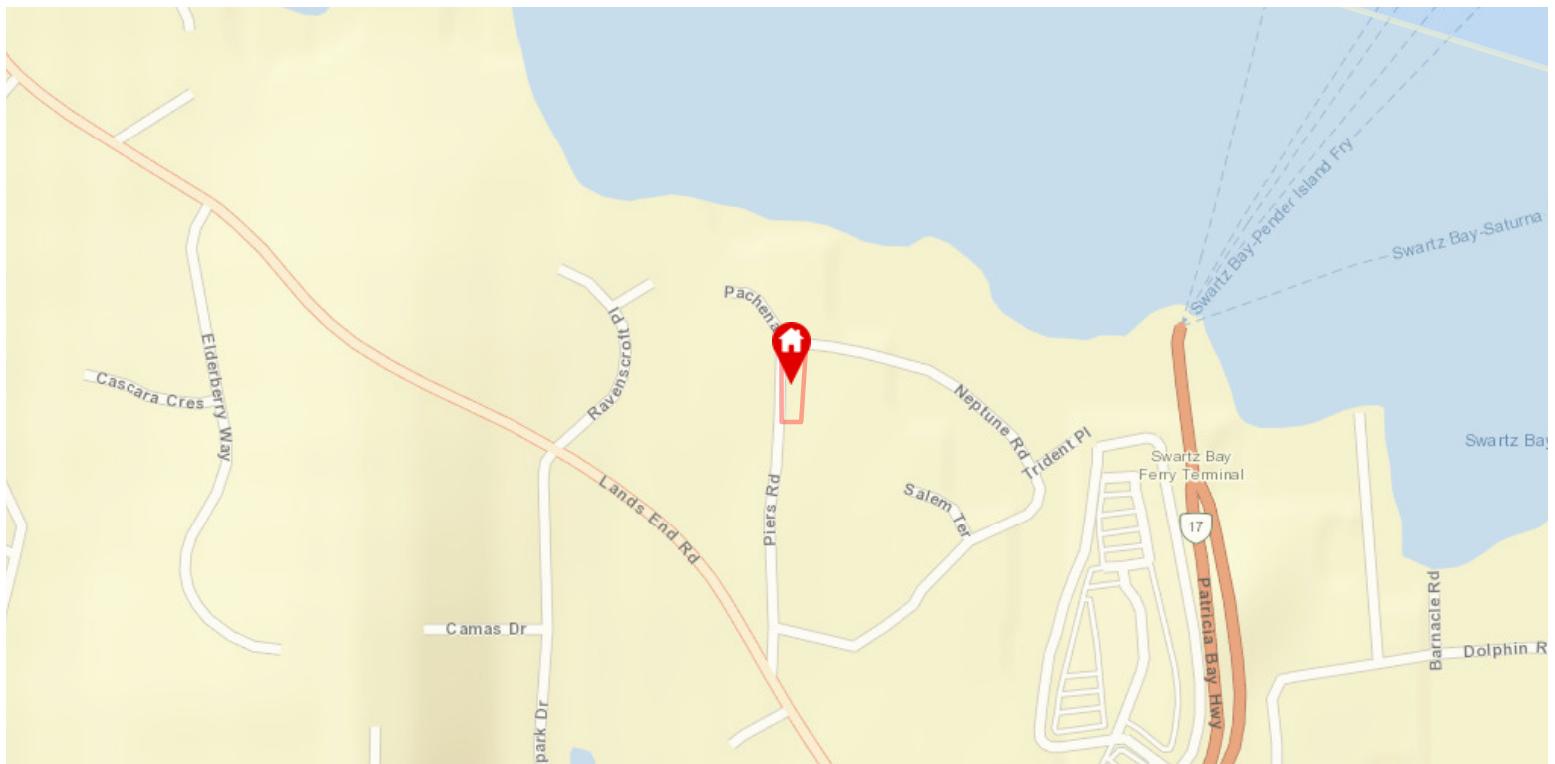
### Subject Property Designations:

Status: Not in Agricultural Land Reserve

### Layer Legend:

- Agricultural Land Reserve

## StatsCan CMA/CA, 2021



### Subject Property Designations:

Census Subdivision Name: North Saanich

Census Metropolitan Area/Census Agglomeration: Victoria

Census Subdivision Type: Census subdivision within census metropolitan area

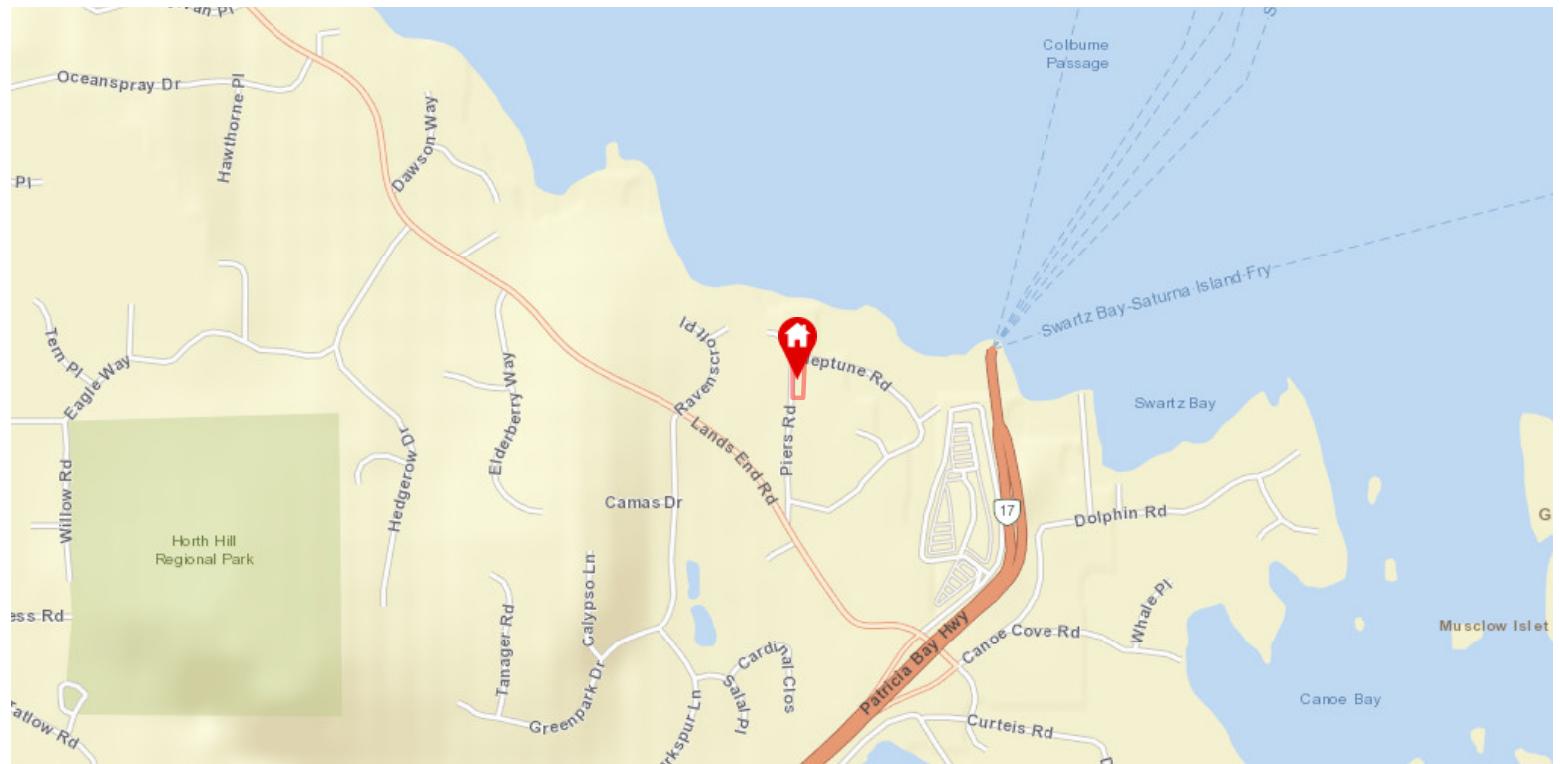
### Layer Legend:

● Census Subdivision Name: North Saanich

Census Metropolitan Area/Census Agglomeration: Victoria

Census Subdivision Type: Census subdivision within census metropolitan area

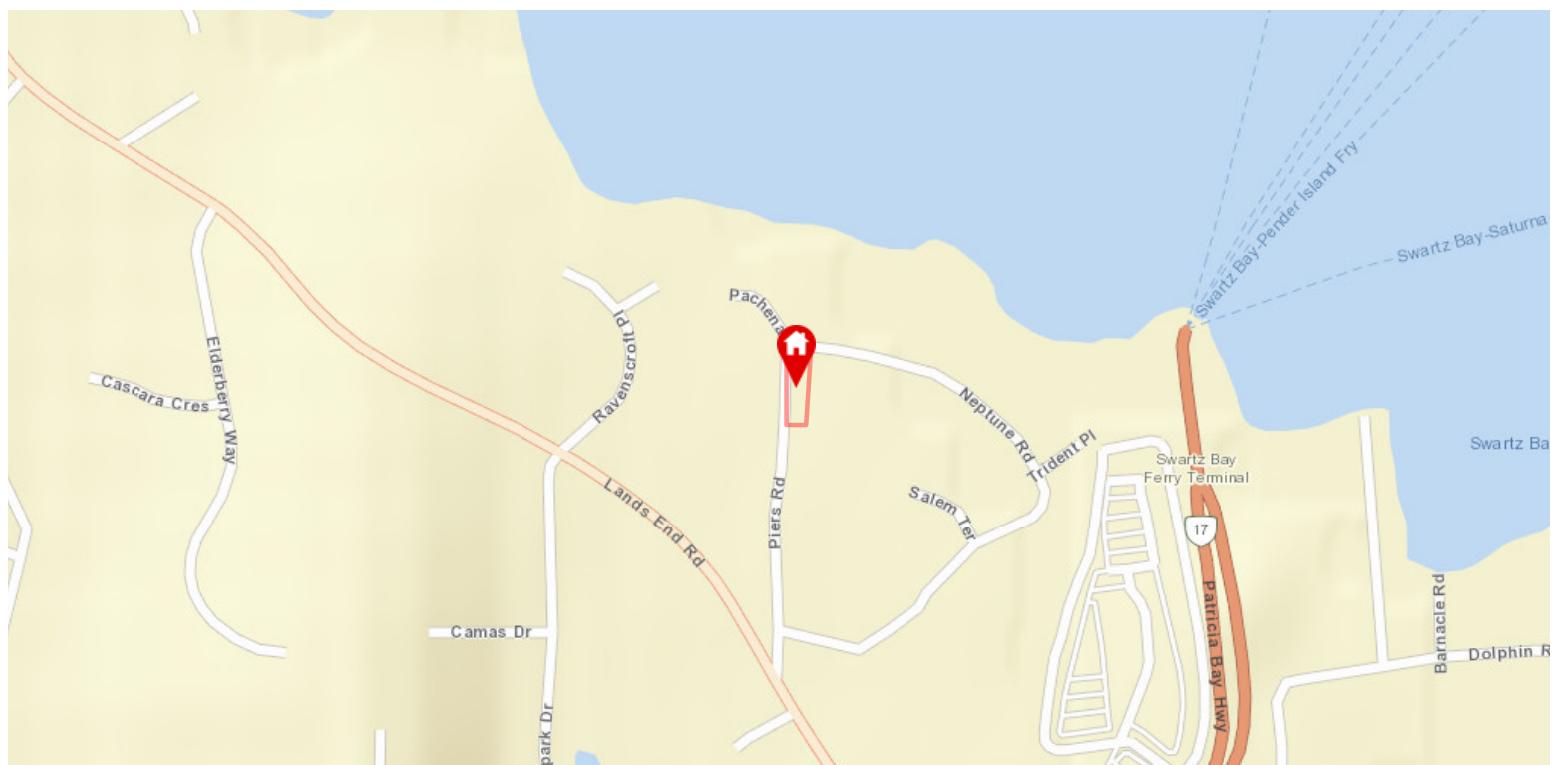
## Floodplain Data



### Subject Property Designations:

Status: Not in Floodplain

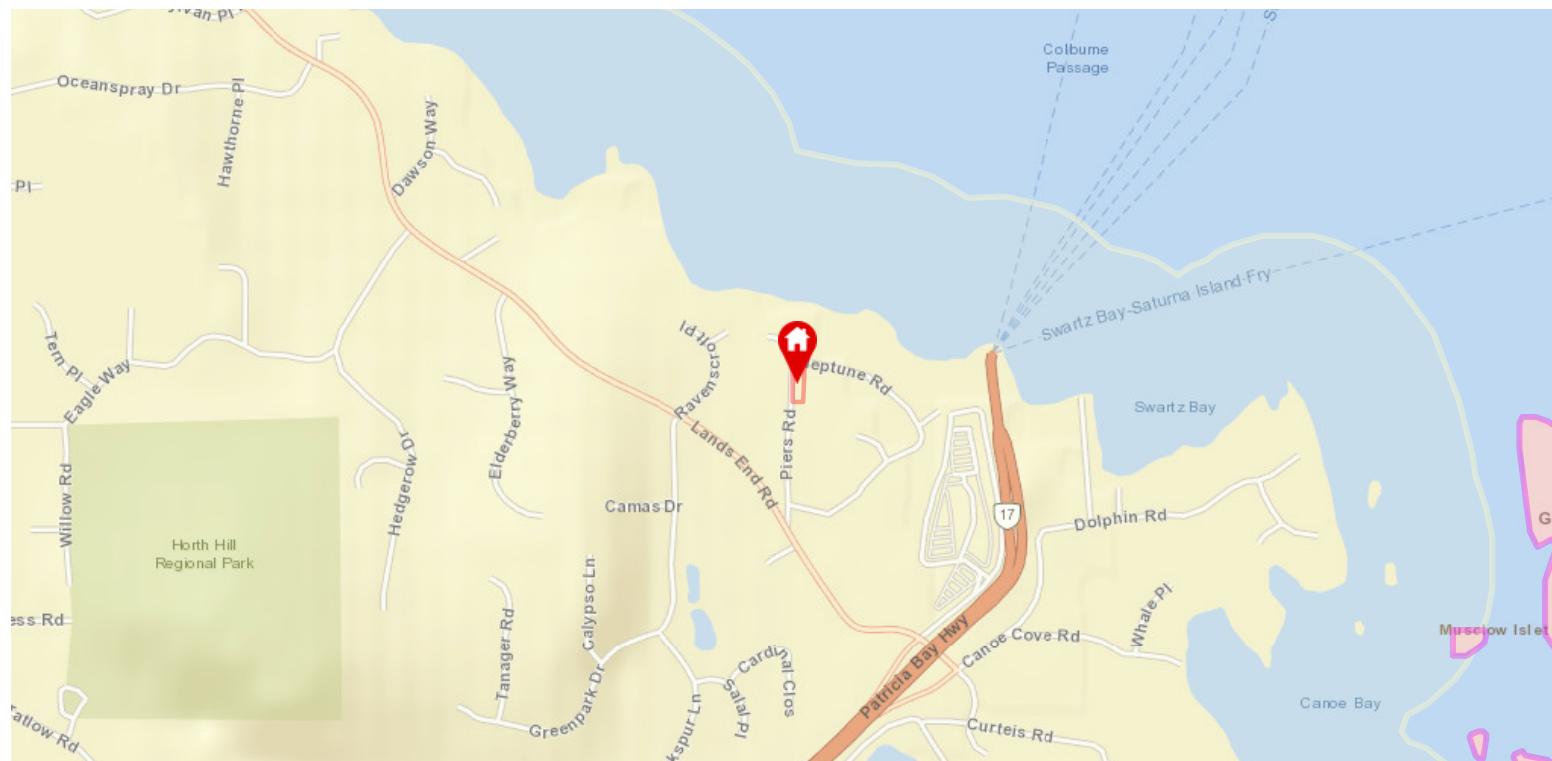
## Frequent Transit Development Areas



### Subject Property Designations:

Not Applicable

## Municipal Boundaries



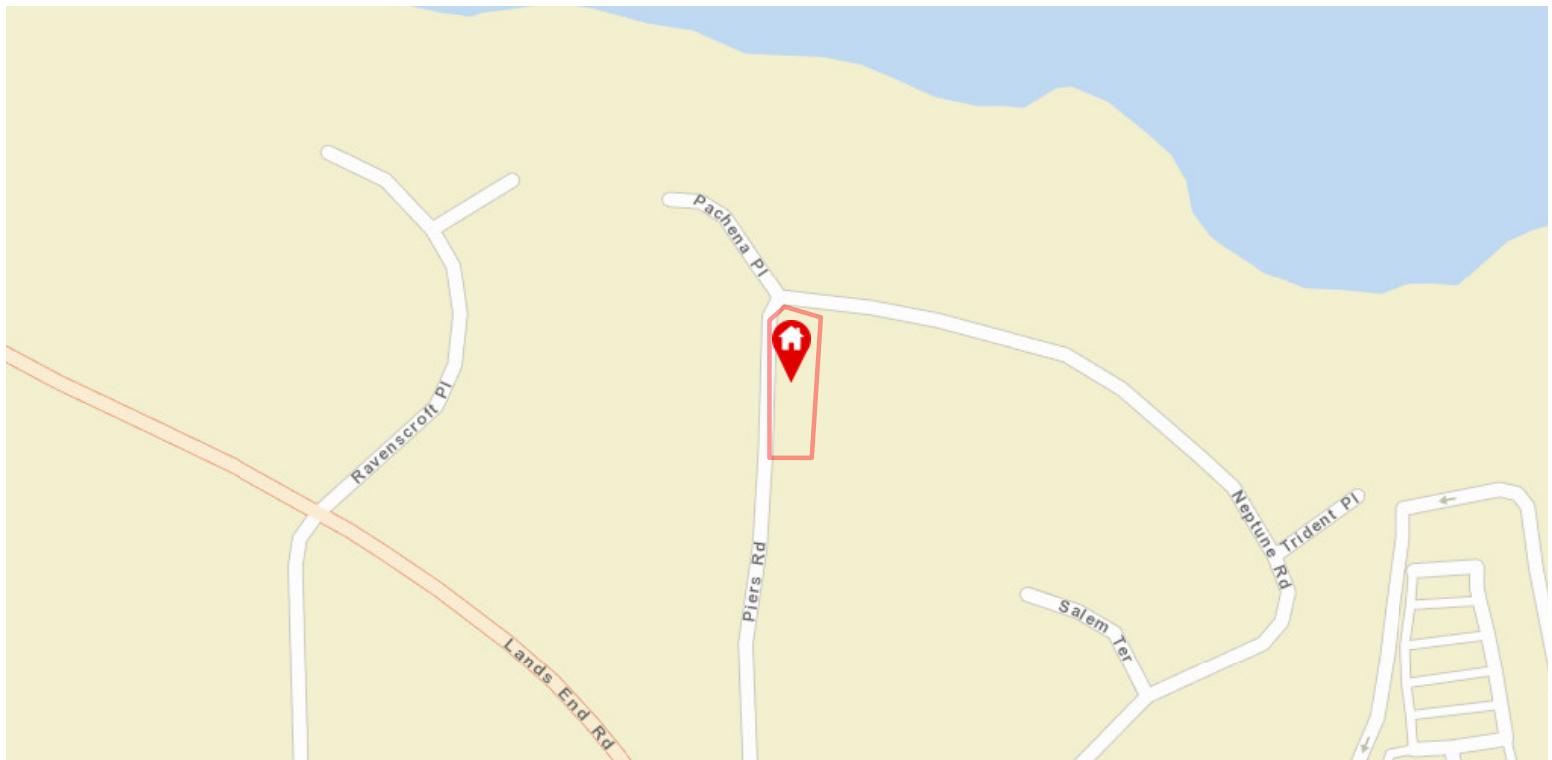
### Subject Property Designations:

Name: District of North Saanich

### Layer Legend:

Yellow circle: District of North Saanich

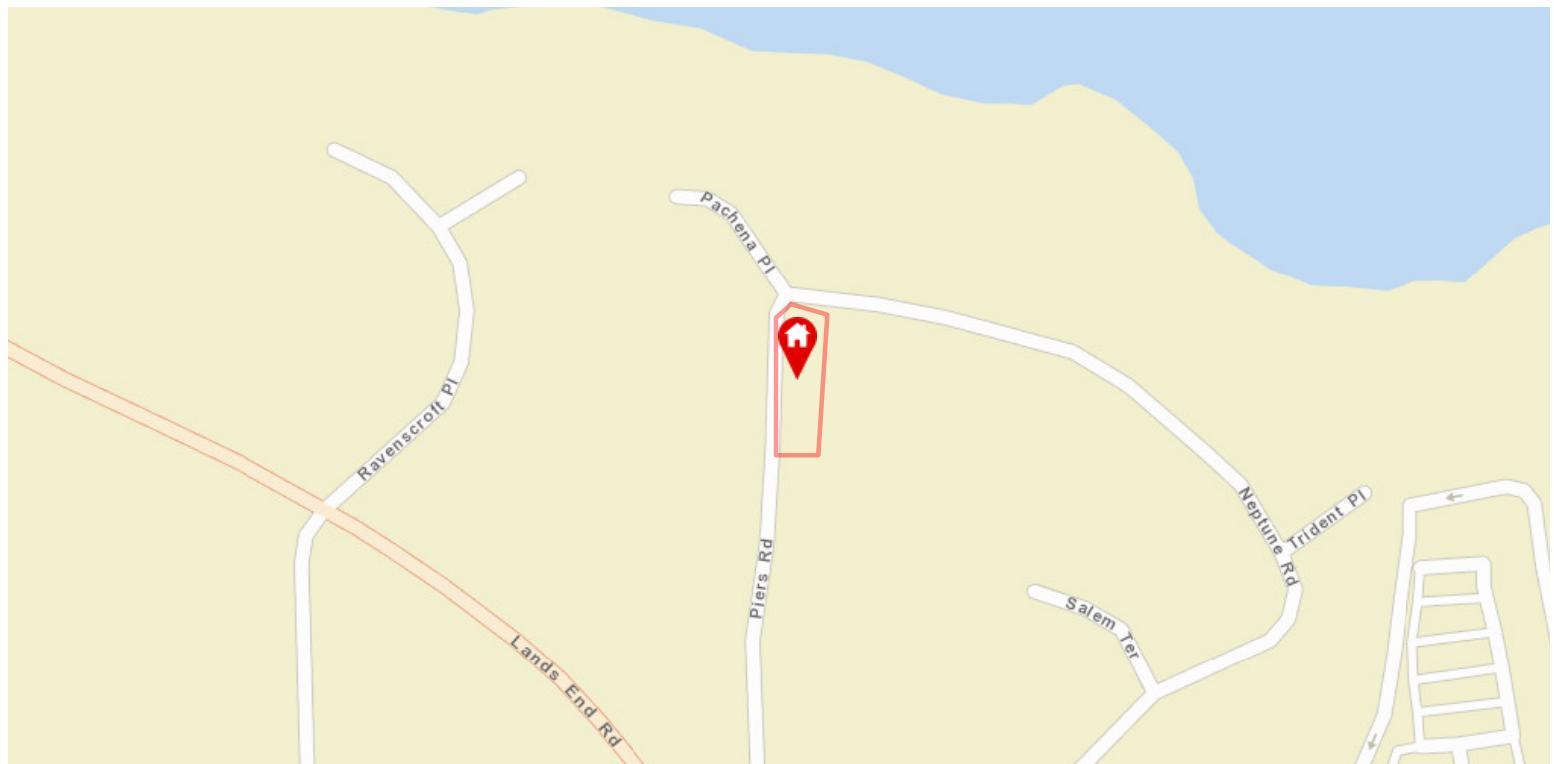
Pink circle: Islands Trust



**Subject Property Designations:**

Property is not a Tied Parcel

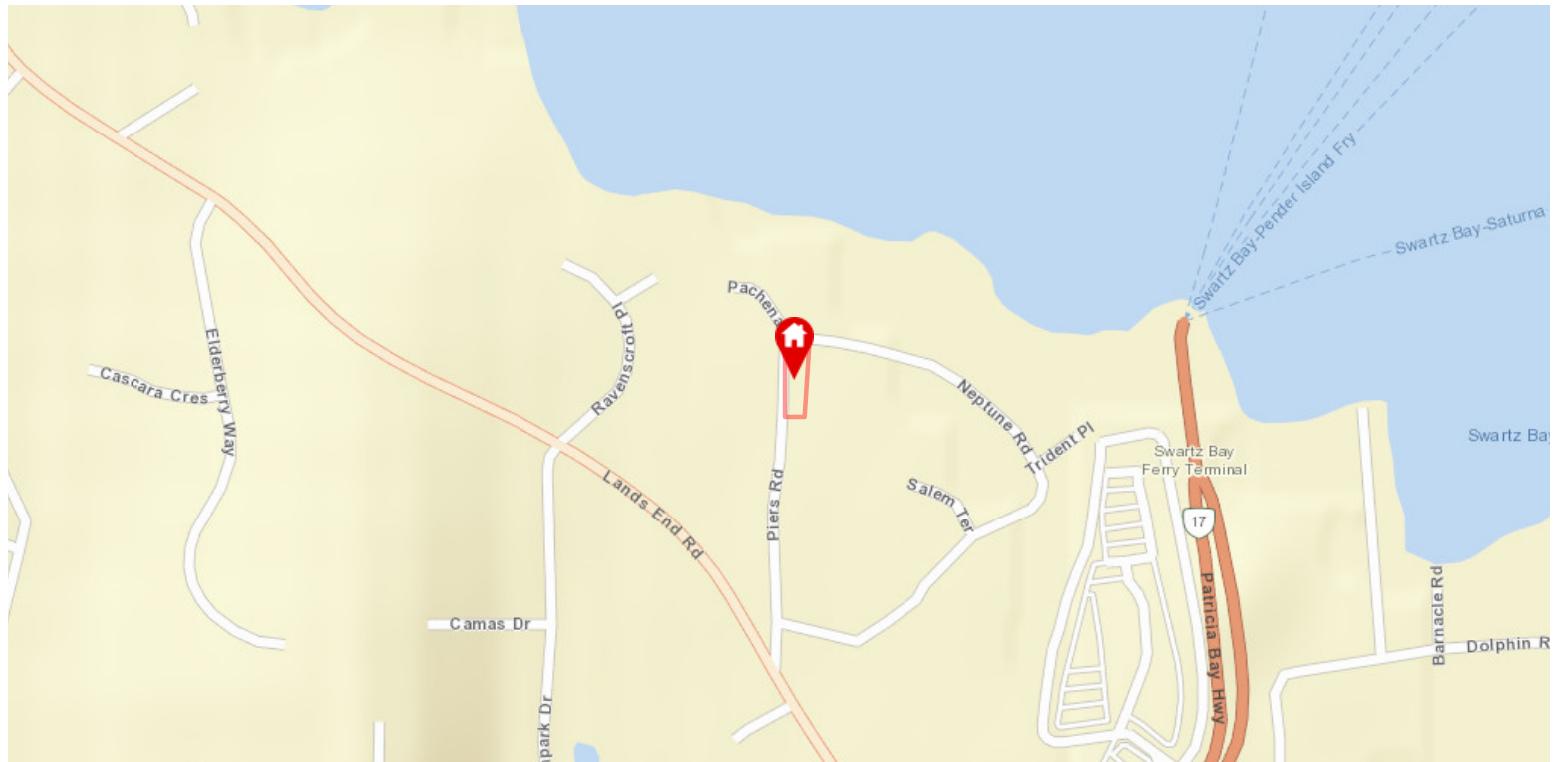
## Active Development



### Subject Property Designations:

No Development Applications

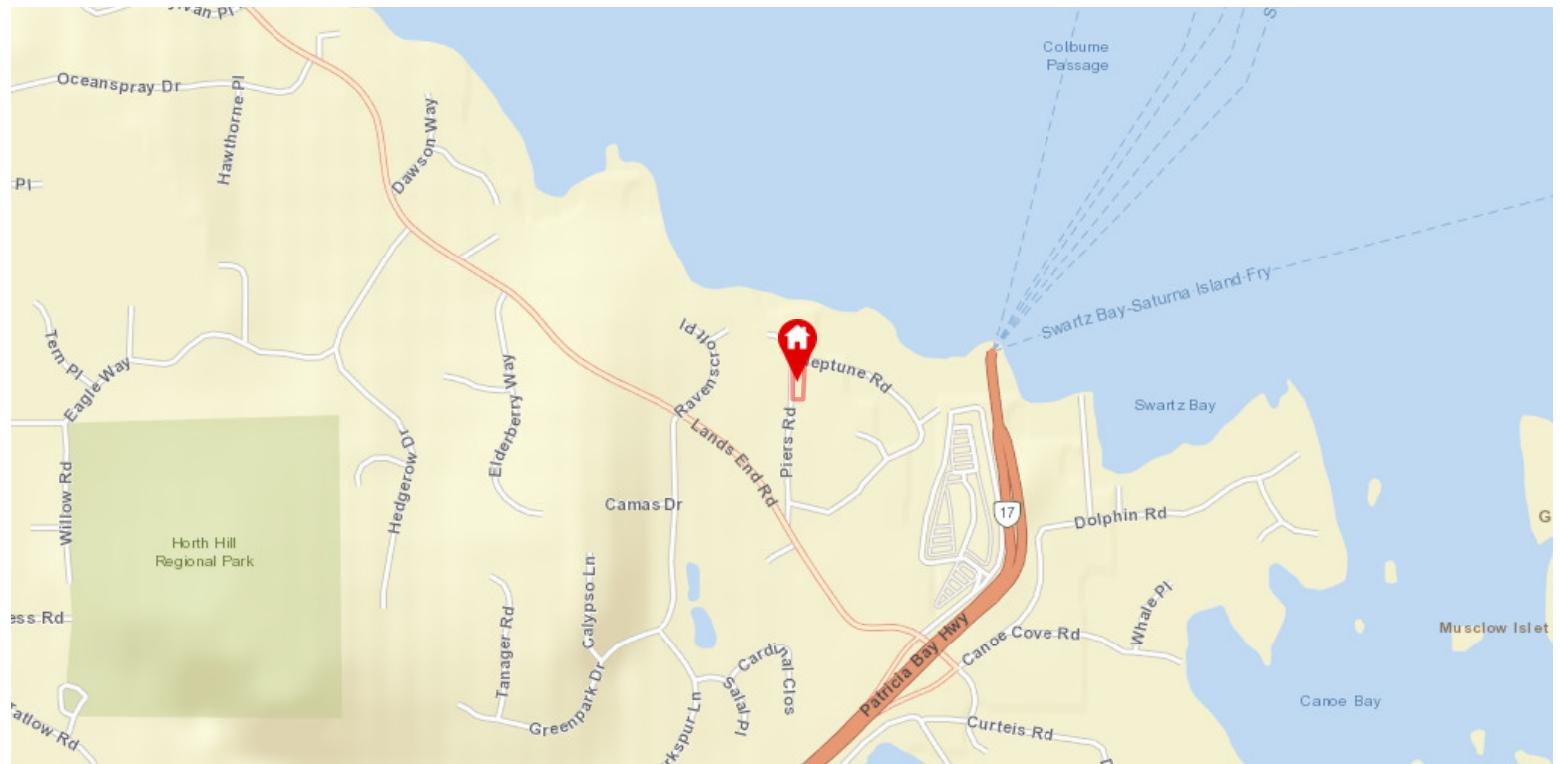
## Inactive Development



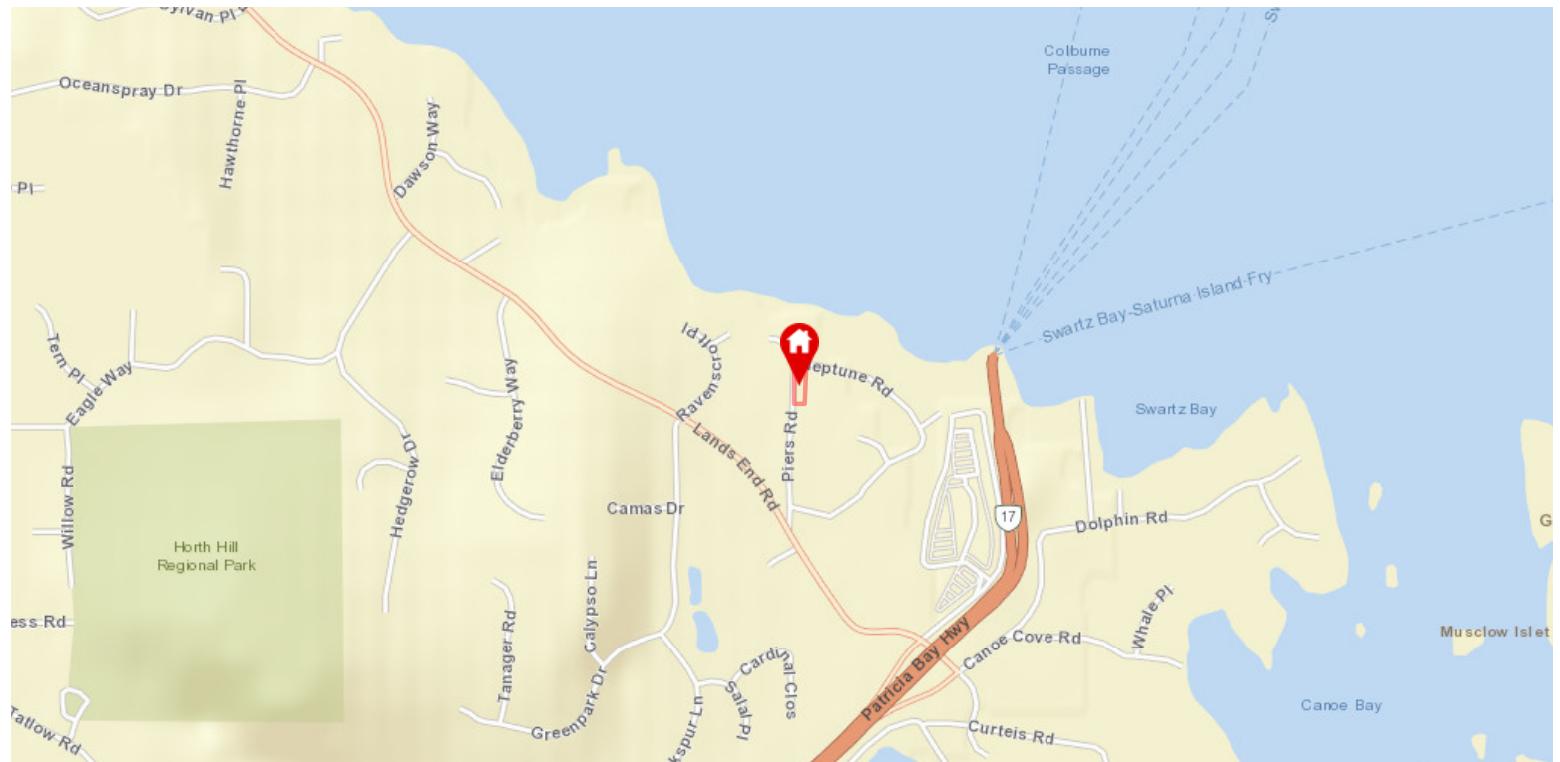
### Subject Property Designations:

No Development Applications

## BC Transmission Lines



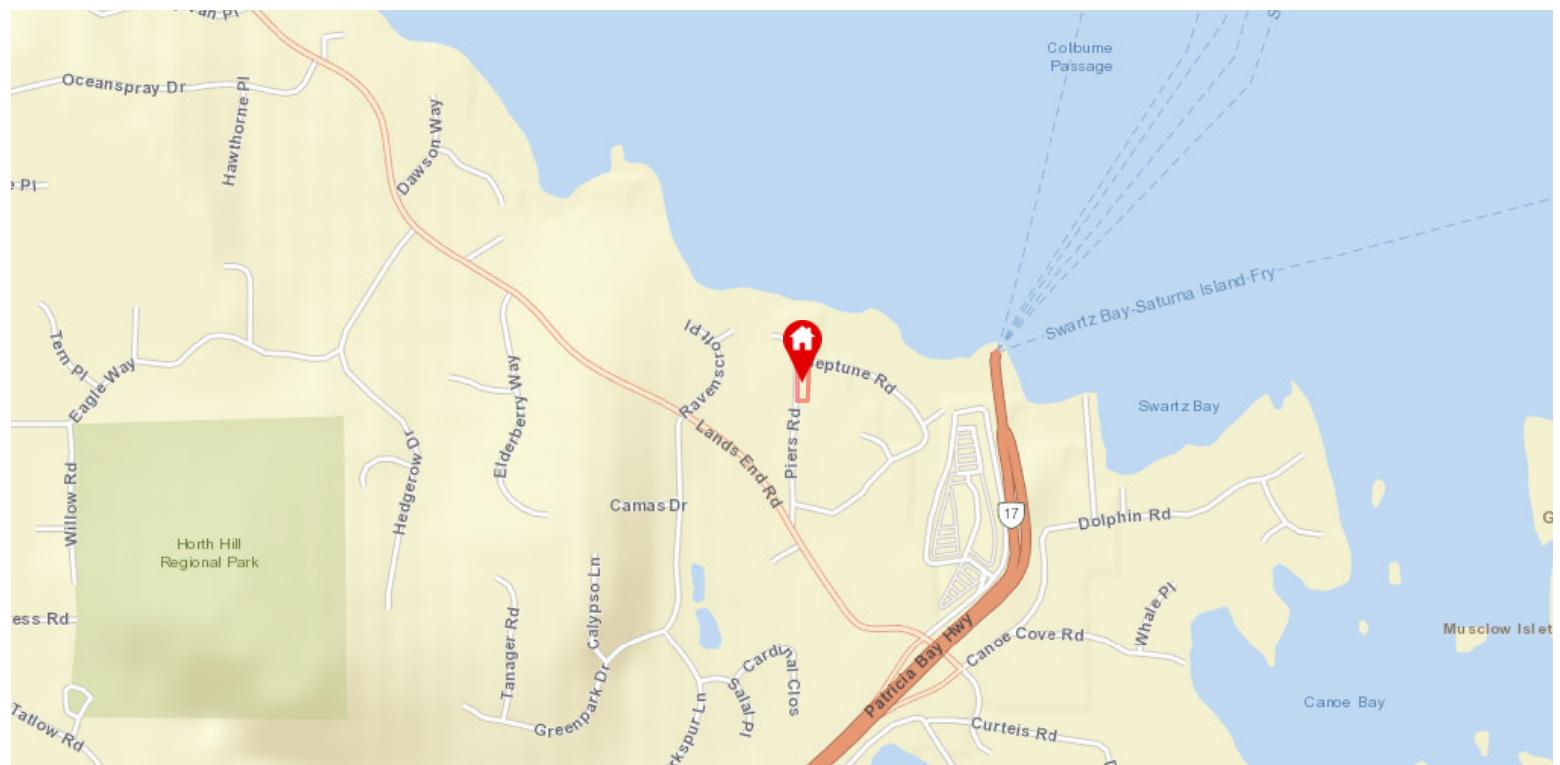
## BC Contaminated Sites

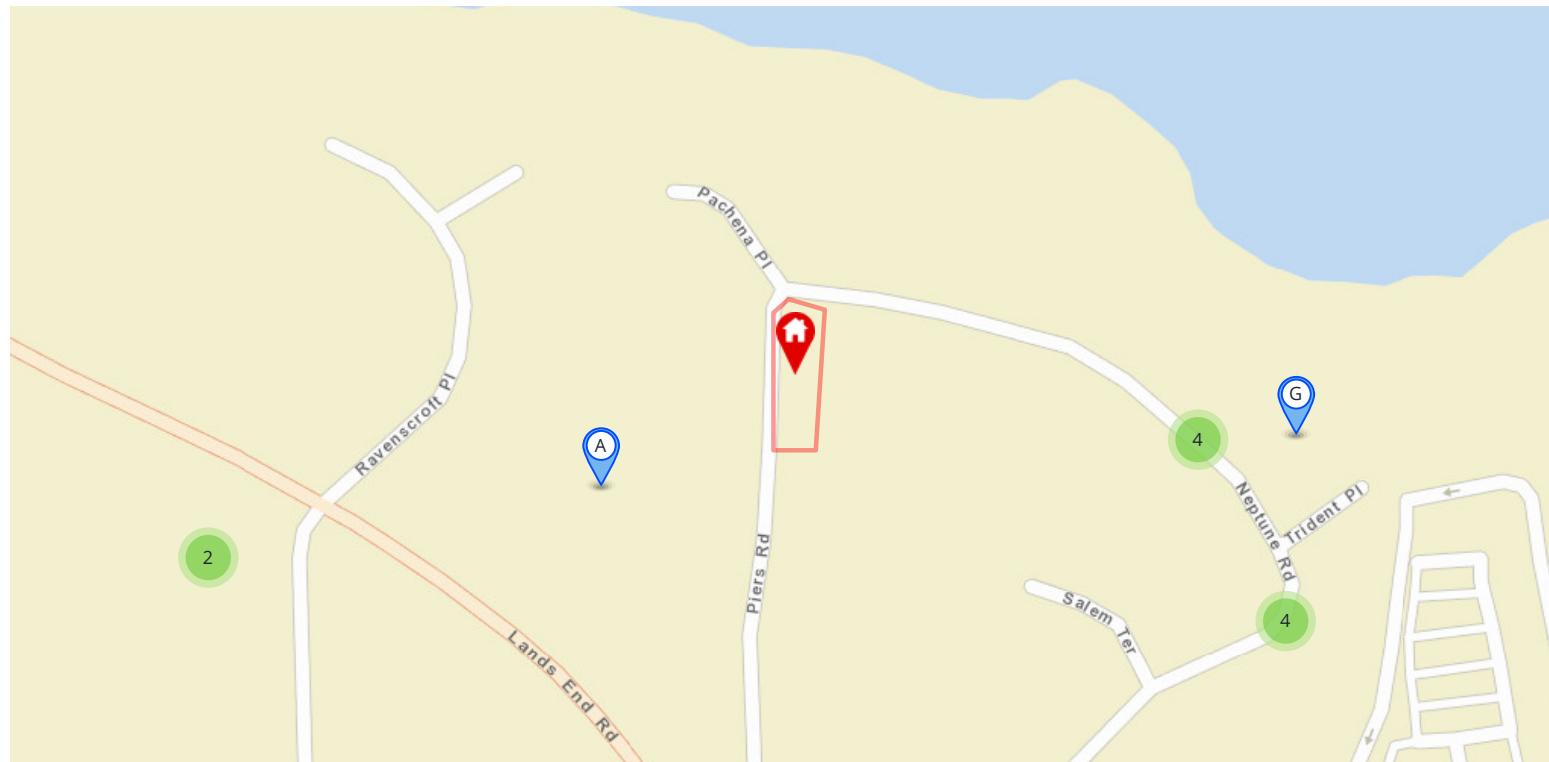


## Subject Property Contaminated Site:

Not Applicable

## Canada Energy Regulator Pipelines





**•** 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:

### No Groundwater Wells & Aquifers on selected Parcel

### Layer Legend:

Label	Details
A	<p>Well Tag Number: <a href="#">15726</a></p> <p>Well Status Code: NEW</p> <p>Well Class Code: UNK</p> <p>Well Subclass:</p> <p>Licensed Status Code: UNLICENSED</p> <p>Intended Water Use Code: UNK</p> <p>Well Location Description:</p> <p>Diameter Inches: 6.0</p> <p>Finished Well Depth Ft: 65.0</p> <p>Comments: SAYS WELL IS EXCELLENT, BUT NO LONGER USED. 120 GPH AT 65' METHOD OF DRILLING = DRILLED</p>
B	<p>Well Tag Number: <a href="#">34000</a></p> <p>Well Status Code: NEW</p> <p>Well Class Code: UNK</p> <p>Well Subclass:</p> <p>Licensed Status Code: UNLICENSED</p> <p>Intended Water Use Code: UNK</p> <p>Well Location Description:</p> <p>Diameter Inches: 0.0</p> <p>Finished Well Depth Ft: 0.0</p> <p>Comments: NO LOG GIVEN. NO LITHOLOGIC INFORMATION AVAILABLE.</p>
C	<p>Well Tag Number: <a href="#">36936</a></p> <p>Well Status Code: NEW</p> <p>Well Class Code: UNK</p>

Label	Details
	<p>Well Subclass:</p> <p>Licensed Status Code: UNLICENSED</p> <p>Intended Water Use Code: NA</p> <p>Well Location Description:</p> <p>Diameter Inches: 6.3</p> <p>Finished Well Depth Ft: 275.0</p> <p>Comments: WELL YIELD: 4.0 YIELD AT 4 GPM. METHOD OF DRILLING = DRILLED</p>
D	<p>Well Tag Number: <a href="#">34680</a></p> <p>Well Status Code: NEW</p> <p>Well Class Code: UNK</p> <p>Well Subclass:</p> <p>Licensed Status Code: UNLICENSED</p> <p>Intended Water Use Code: UNK</p> <p>Well Location Description:</p> <p>Diameter Inches: 0.0</p> <p>Finished Well Depth Ft: 215.0</p> <p>Comments: RATE: 8 GPM. WELL YIELD: 8.0 METHOD OF DRILLING = DRILLED</p>
E	<p>Well Tag Number: <a href="#">34503</a></p> <p>Well Status Code: NEW</p> <p>Well Class Code: WATR_SPPLY</p> <p>Well Subclass:</p> <p>Licensed Status Code: UNLICENSED</p> <p>Intended Water Use Code: DOM</p> <p>Well Location Description: WELL #2</p> <p>Diameter Inches: 0.0</p> <p>Finished Well Depth Ft: 173.0</p> <p>Comments: WELL YIELD: 7.0 WELL # 1 - DRY. ADEQUATE YIELD FOR DOMESTIC USE. METHOD OF DRILLING = DRILLED</p>
F	<p>Well Tag Number: <a href="#">34895</a></p> <p>Well Status Code: NEW</p> <p>Well Class Code: UNK</p> <p>Well Subclass:</p> <p>Licensed Status Code: UNLICENSED</p> <p>Intended Water Use Code: UNK</p> <p>Well Location Description:</p> <p>Diameter Inches: 0.0</p> <p>Finished Well Depth Ft: 425.0</p> <p>Comments: RATE: 2 GPM. WELL YIELD: 2.0 METHOD OF DRILLING = DRILLED</p>
G	<p>Well Tag Number: <a href="#">34678</a></p> <p>Well Status Code: NEW</p> <p>Well Class Code: UNK</p> <p>Well Subclass:</p> <p>Licensed Status Code: UNLICENSED</p> <p>Intended Water Use Code: UNK</p> <p>Well Location Description:</p> <p>Diameter Inches: 0.0</p> <p>Finished Well Depth Ft: 350.0</p> <p>Comments: RATE: 6 GPM. WELL YIELD 6.0. METHOD OF DRILLING = DRILLED</p>
H	<p>Well Tag Number: <a href="#">34679</a></p> <p>Well Status Code: NEW</p> <p>Well Class Code: UNK</p> <p>Well Subclass:</p> <p>Licensed Status Code: UNLICENSED</p> <p>Intended Water Use Code: NA</p> <p>Well Location Description:</p> <p>Diameter Inches: 0.0</p> <p>Finished Well Depth Ft: 440.0</p> <p>Comments: WELL YIELD 6.0 METHOD OF DRILLING = DRILLED</p>
I	<p>Well Tag Number: <a href="#">34676</a></p> <p>Well Status Code: NEW</p> <p>Well Class Code: UNK</p> <p>Well Subclass:</p>

Label	Details
	Licensed Status Code: UNLICENSED Intended Water Use Code: UNK Well Location Description: Diameter Inches: 0.0 Finished Well Depth Ft: 345.0 Comments: WELL YIELD: 3.0 METHOD OF DRILLING = DRILLED
J	Well Tag Number: <a href="#">34677</a> Well Status Code: NEW Well Class Code: UNK Well Subclass: Licensed Status Code: UNLICENSED Intended Water Use Code: UNK Well Location Description: Diameter Inches: 0.0 Finished Well Depth Ft: 205.0 Comments: WELL YIELD: 4. RATE: 4 GPM. LOT VACANT. METHOD OF DRILLING = DRILLED
K	Well Tag Number: <a href="#">46389</a> Well Status Code: NEW Well Class Code: WATR_SPPLY Well Subclass: NA Licensed Status Code: UNLICENSED Intended Water Use Code: UNK Well Location Description: Diameter Inches: 6.2 Finished Well Depth Ft: 410.0 Comments: RATE: 1 US GPM.
L	Well Tag Number: <a href="#">46413</a> Well Status Code: NEW Well Class Code: UNK Well Subclass: Licensed Status Code: UNLICENSED Intended Water Use Code: UNK Well Location Description: Diameter Inches: 6.2 Finished Well Depth Ft: 185.0 Comments: RATE: 8 GPM. METHOD OF DRILLING = DRILLED