



PROPERTY REPORT

740 WINDOVER TE
Metchosin
V9C 4G4
Canada

PID: 000-428-264

DECEMBER 15, 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

Sotheby's
INTERNATIONAL REALTY

Victoria Luxury
Group

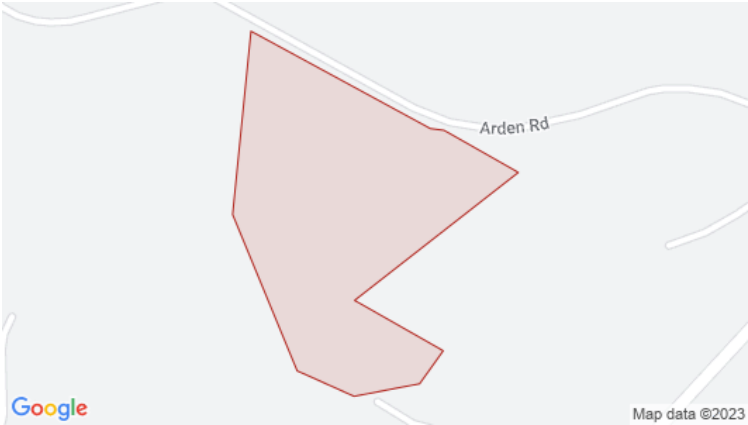
West Coast Property Excellence

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.

Summary Sheet

740 WINDOVER TE Metchosin BC V9C 4G4

PID	000-428-264
Registered Owner	AN*, G*
Legal Description	LOT 1, SECTION 23, METCHOSIN DISTRICT, PLAN 36877
Plan	VIP36877
Zoning	
Community Plan(s)	not in ALR



Year Built	1995	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	17.33 acres	Bedrooms	3
Bathrooms	3	Dimensions	-
Max Elev.	149.19 m	Min Elev.	103.68 m
Floor Area	3856 Ft²	Walk Score	6 / Car-Dependent
Transit Score	-	Annual Taxes	\$5,915.00

ASSESSMENT

	2022	%	2023
Building	\$808,000	↑ 3.09	\$833,000
Land	\$959,000	↑ 11.37	\$1,068,000
Total	\$1,767,000	↑ 7.58	\$1,901,000

APPRECIATION

	Date	(\$)	% Growth
List Price	15/12/2023	\$2,690,000	↑ 41.50
Sales History	12/06/2023	\$1,901,000	↑ 2.76
	23/09/2021	\$1,850,000	↑ 62.28
	06/04/2010	\$1,140,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
949857	Active 15/12/2023	0	\$2,690,000 /	Sotheby's International Realty Canada
884620	Sold 23/09/2021	21	\$1,800,000 / \$1,850,000	Sotheby's International Realty Canada

DEVELOPMENT APPLICATIONS

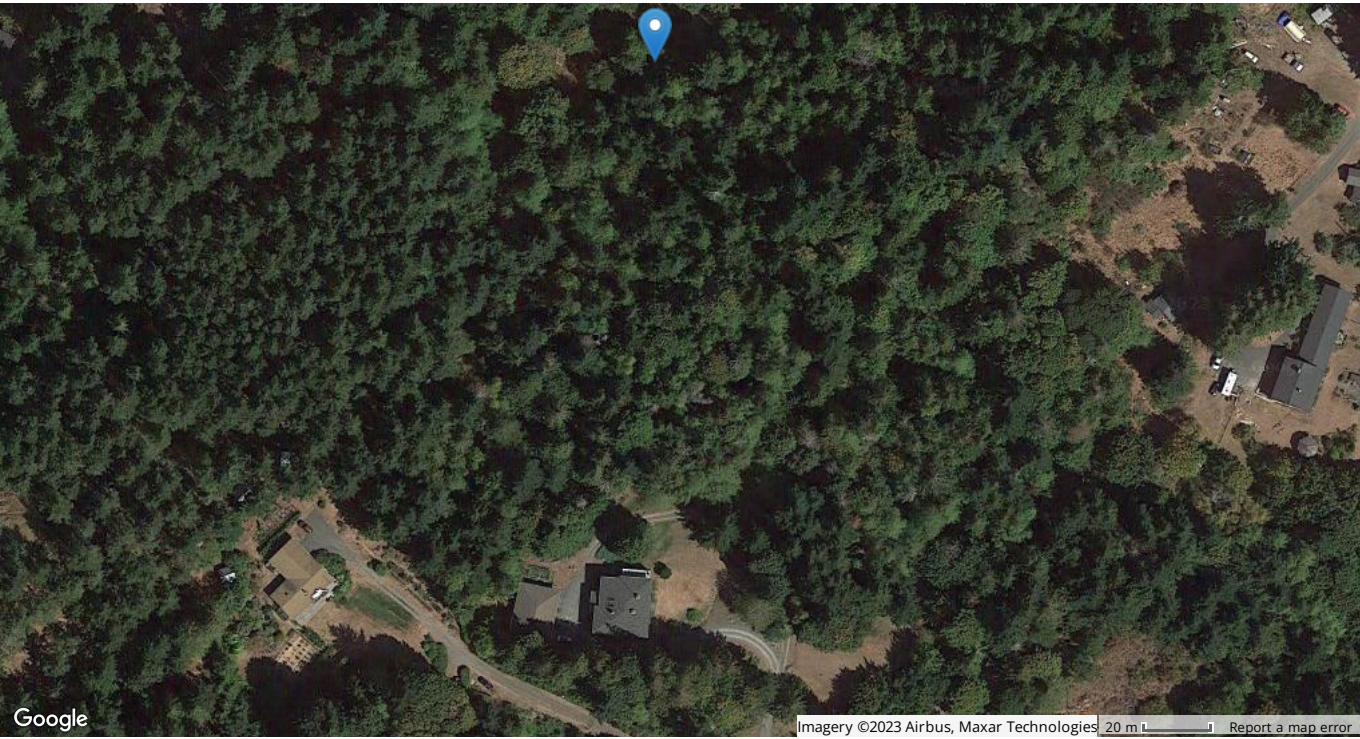
-

SCHOOL DISTRICT

	Nearest Elementary	Nearest Middle	Nearest Secondary
Nearest School	Hans Helgesen	Dunsmuir Middle	Royal Bay
School District	SD 62	SD 62	SD 62
Grades	K - 6	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.

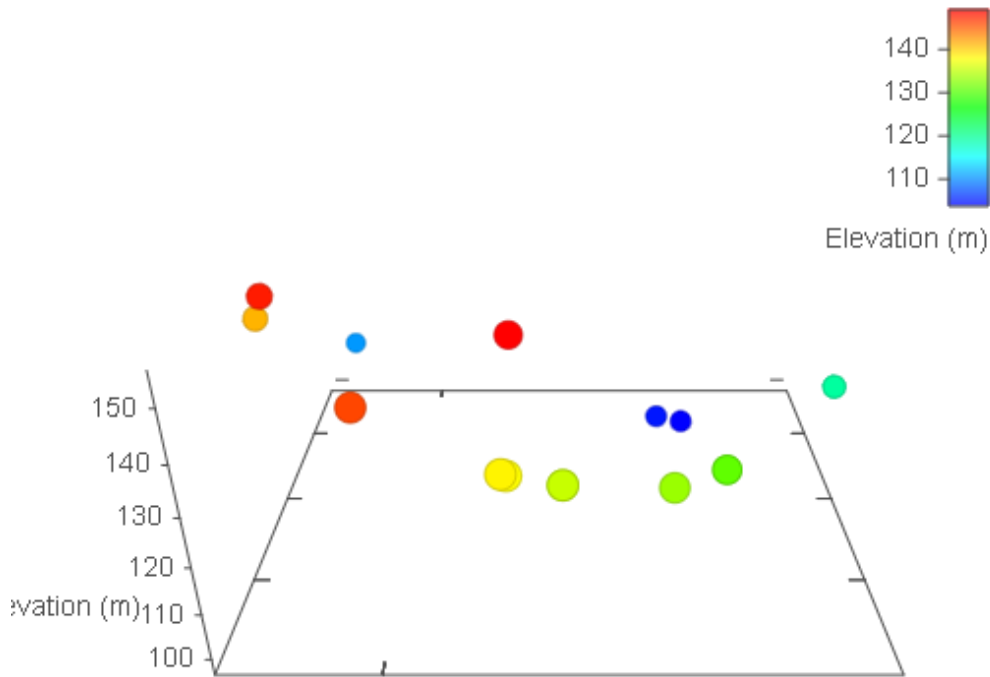
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography



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



Max Elevation: 149.19 m | Min Elevation: 103.68 m | Difference: 45.51 m

Property Identification & Legal Description

Address:	740 WINDOVER TERR VICTORIA BC V9C 4G4		
Jurisdiction:	District of Metchosin		
Roll No:	13733121	Assessment Area:	1
PID No:	000-428-264		
Neighbourhood:	Non Waterfront	MHR No:	
Legal Unique ID:	A00000ZTCY		
Legal Description:	LOT 1, PLAN VIP36877, SECTION 23, METCHOSIN LAND DISTRICT		

2023 Municipal Taxes

Gross Taxes:	\$5,915
--------------	---------

2023 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
		\$1,068,000	\$833,000	\$1,901,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$1,068,000	\$833,000	\$1,901,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,068,000	\$833,000	\$1,901,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$1,068,000	\$833,000	\$1,901,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,068,000	\$833,000	\$1,901,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$1,068,000	\$833,000	\$1,901,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,068,000	\$833,000	\$1,901,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2021-09-23	\$1,850,000	CA9380090	Improved Single Property Transaction
2010-04-06	\$1,140,000	FB339566	Reject - Not Suitable for Sales Analysis
1998-08-21	\$519,000	EM79975	Improved Single Property Transaction

Other Property Information

Lot SqFt:	754,459	Lot Width:	
Lot Acres:	17.32	Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	2 Acres Or More (Single Family Dwelling, Duplex)
School District:	Sooke	Manual Class:	1 STY SFD - After 1990 - Semi-Custom
Vacant Flag:	No	Reg District:	Capital
BC Transit Flag:	Yes	Reg Hosp Dist:	Capital
Farm No:		Mgd Forest No:	
DB Last Modified:	2023-03-23	Rec Last Modified:	2023-03-23

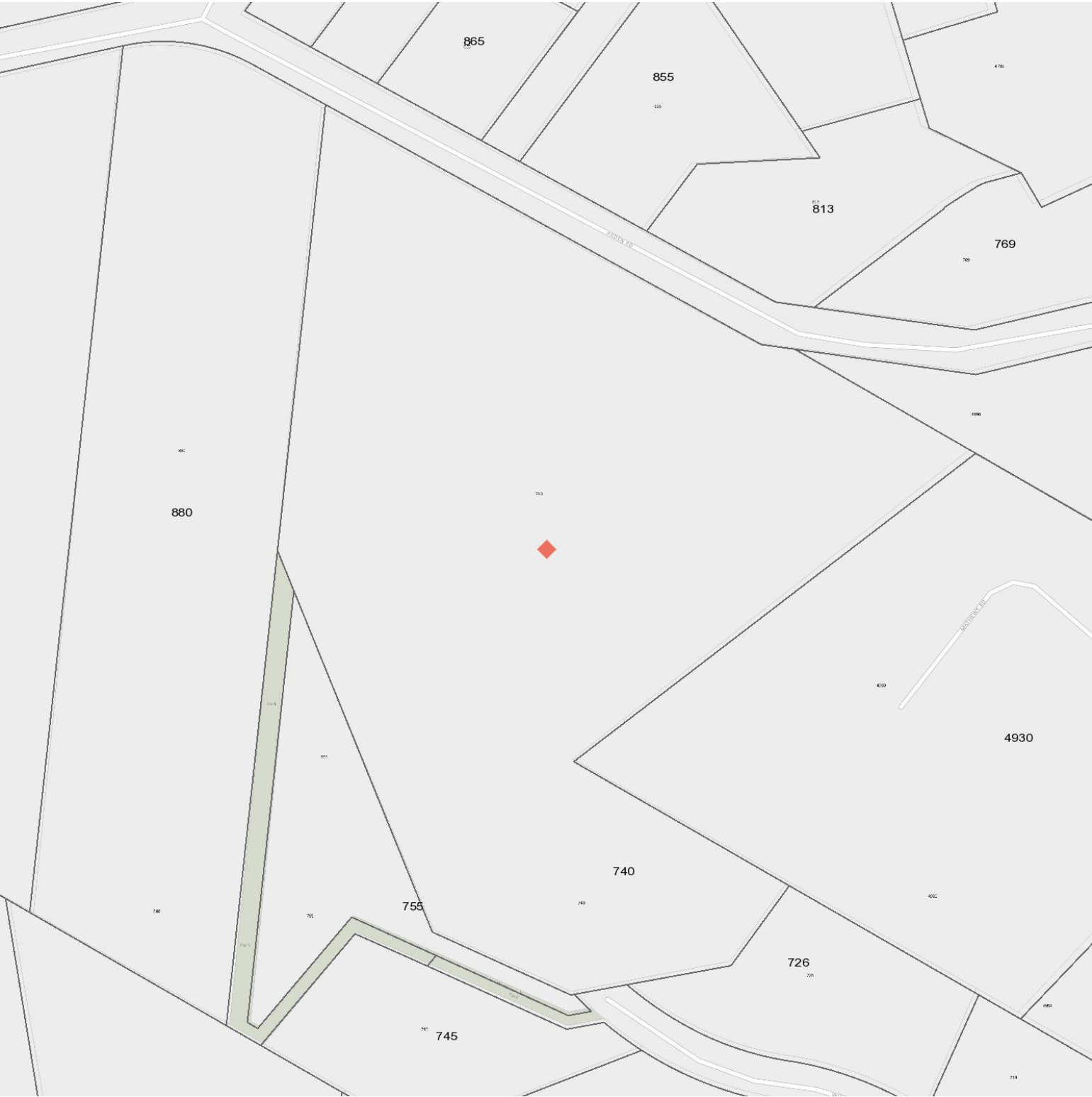
Assessment & Tax History

Year	Assessed Value	Gross Taxes
2022	\$1,767,000	\$5,650
2021	\$1,362,000	\$5,373
2020	\$1,257,000	\$5,250
2019	\$1,340,000	\$5,328

2017	\$1,005,000	\$4,846
2016	\$931,000	\$4,992
2015	\$908,000	\$4,966
2014	\$938,000	\$5,092
2013	\$1,110,000	\$5,653
2012	\$1,154,000	\$5,589
2011	\$1,185,000	\$5,628
2010	\$1,140,000	\$5,473
2009	\$1,225,000	\$5,610
2008	\$1,225,000	\$5,445
2007	\$1,050,000	\$5,041
2006	\$936,000	\$5,151
2005	\$824,000	\$5,168
2004	\$625,000	\$4,705
2003	\$568,000	\$4,699
2002	\$524,000	\$4,457
2001	\$516,000	\$4,275

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 | Covenant | Lease or License | Other |
| Not Active | Right of Way | Covenant | Lease or License |
| Other | Not Active | Service Code | |

The map displays a rural landscape with several large land parcels. A prominent red diamond marker is located on a parcel numbered 755, which is situated between Bilston Creek to the north and Sherwood Creek to the south. To the west of parcel 755 is a large parcel numbered 880. To the east, across Sherwood Creek, is a large parcel numbered 4930. Other parcels are labeled with numbers such as 865, 855, 813, 769, 740, 726, 745, and 476. The map also shows two creeks: Bilston Creek, which flows from the northwest towards the center, and Sherwood Creek, which flows from the southwest towards the southeast. Two roads are depicted: Jones Rd, which runs diagonally from the top left towards the center, and Martin Rd, which runs diagonally from the bottom left towards the center. A green shaded area is visible in the lower-left quadrant, possibly indicating a wetland or a specific land use. The overall terrain appears to be relatively flat, with some minor elevation changes indicated by the creek flows.

— Stream or Ditch
 Pond
 Full Watershed

 Stream or Ditch
 Lake
 Sub Watershed

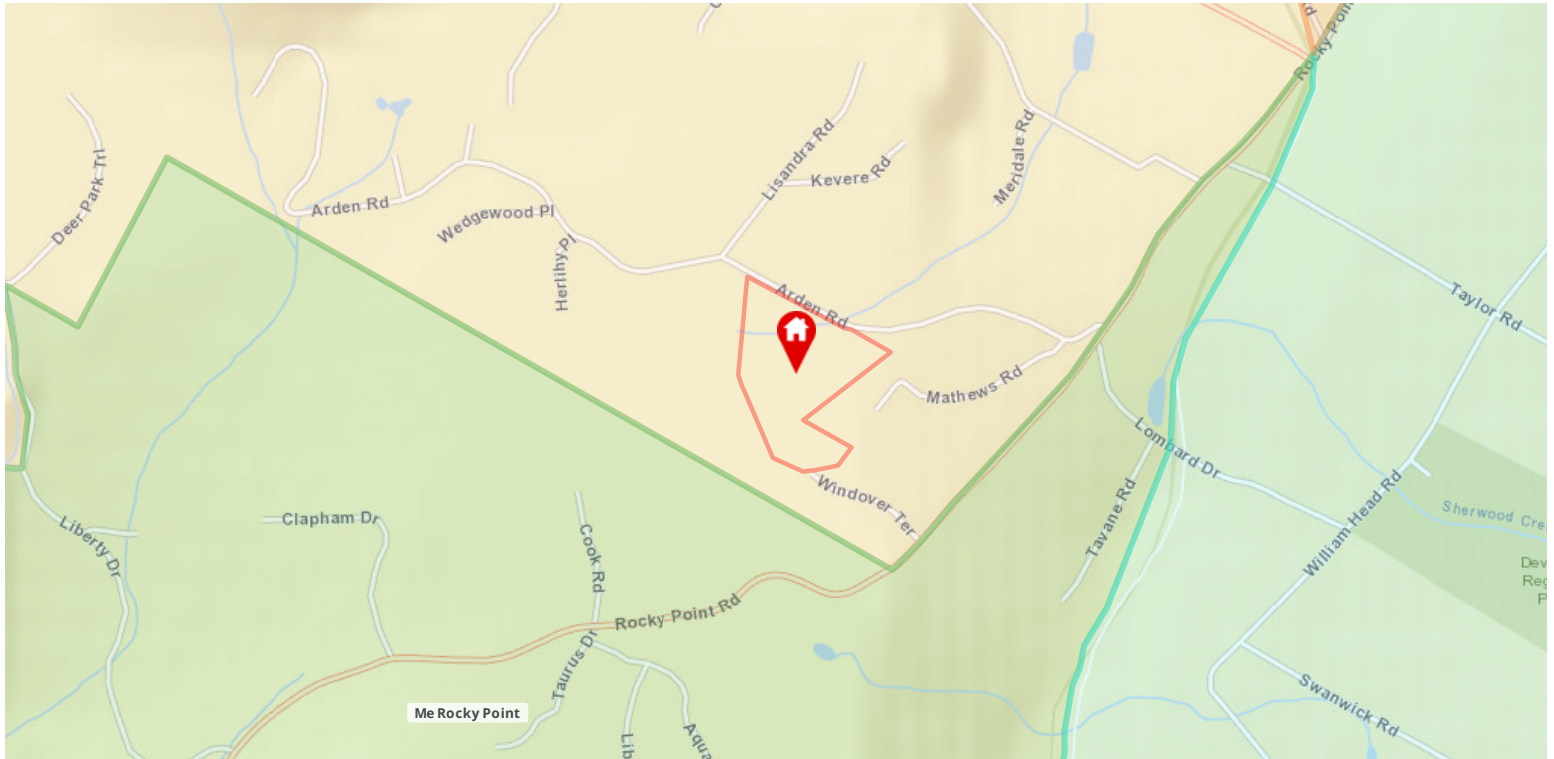
- Stream or Ditch
- Reservoir

 River
 Wetland

A topographic map showing a mountainous region. The map features numerous contour lines indicating elevation. A prominent red diamond symbol is located near the center, marking a specific point of interest. The map includes various elevation markers such as 865, 855, 813, 769, 880, 740, 726, 745, 755, 4930, and 164. A road or path is visible on the right side, and a shaded area is present in the lower-left quadrant. The map is oriented with North at the top.

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

Sub Areas



Subject Property Designations:

Area: Metchosin

Sub-Area: Me Kangaroo

Layer Legend:

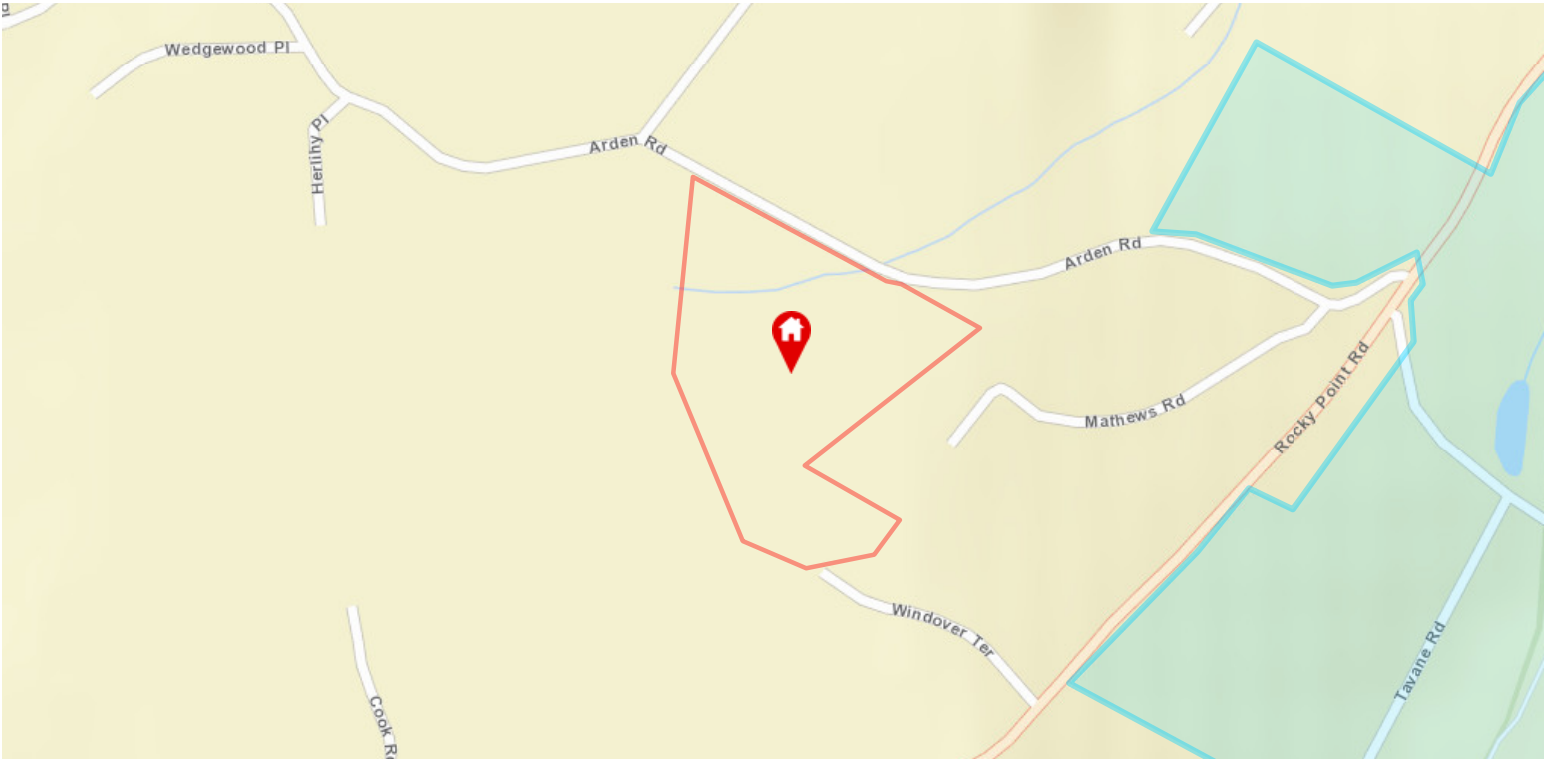
- Me Kangaroo
- Me Rocky Point
- Me William Head
- Me Metchosin

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
Development Permit Area	Not Applicable
Floodplain Data	Status: Not in Floodplain
Frequent Transit Development Areas	Not Applicable
Local Area Plan	Not Applicable
Neighbourhood Community Plan	Not Applicable
Official Community Plan	Not Applicable
Zoning	Not Applicable

Agricultural Land Reserve



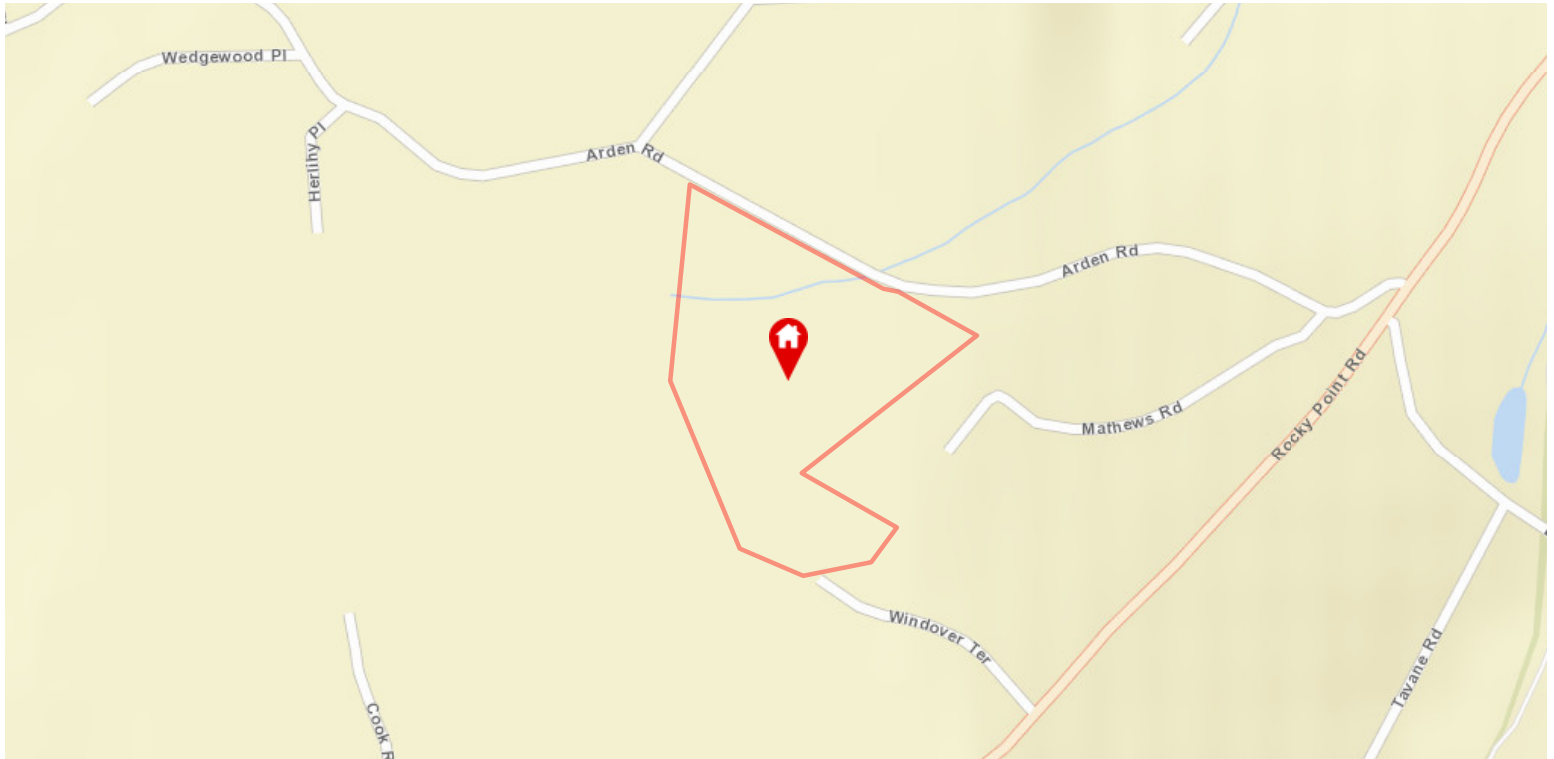
Subject Property Designations:

Status: Not in Agricultural Land Reserve

Layer Legend:

● Agricultural Land Reserve

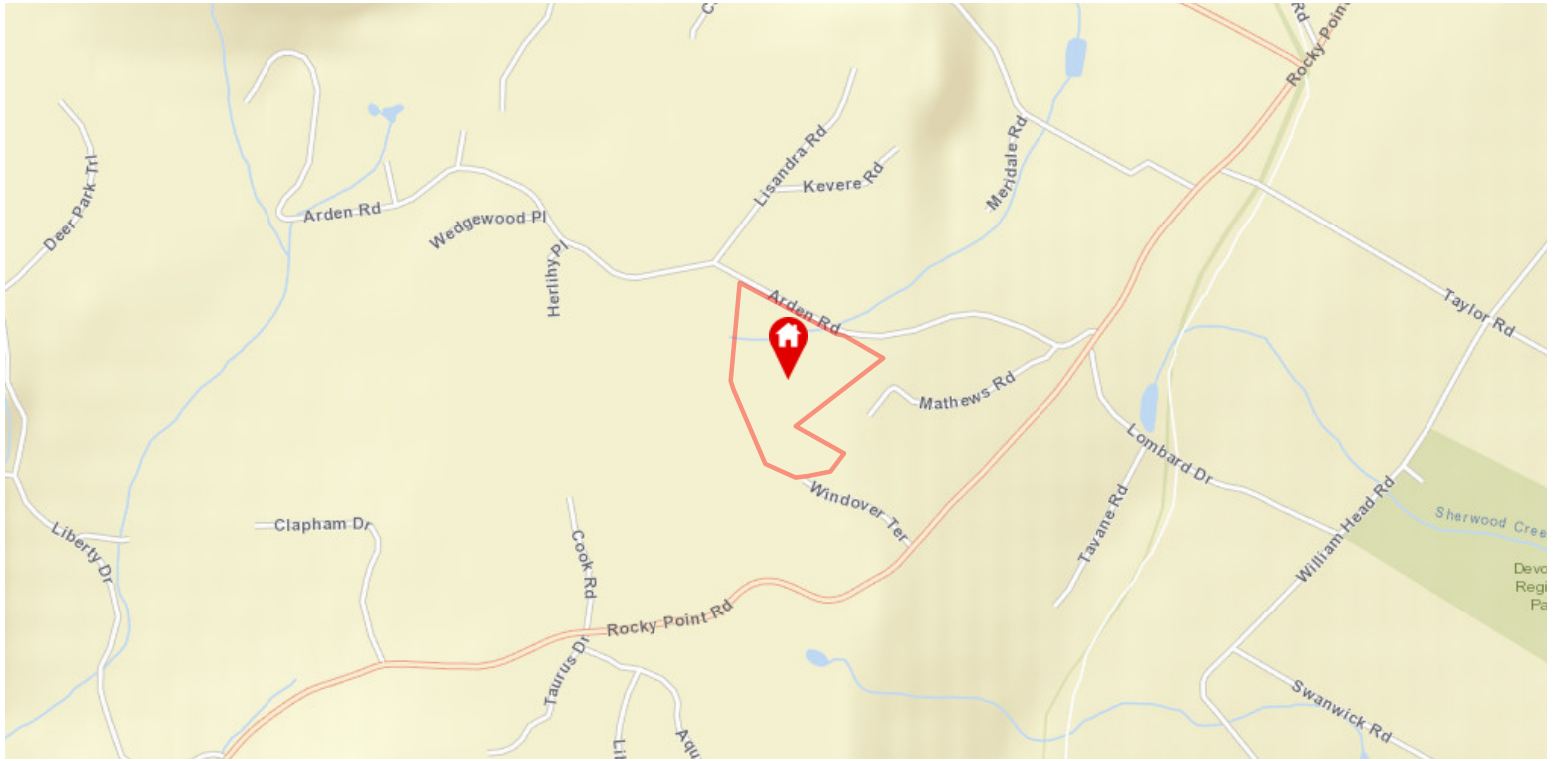
Development Permit Area



Subject Property Designations:

Not Applicable

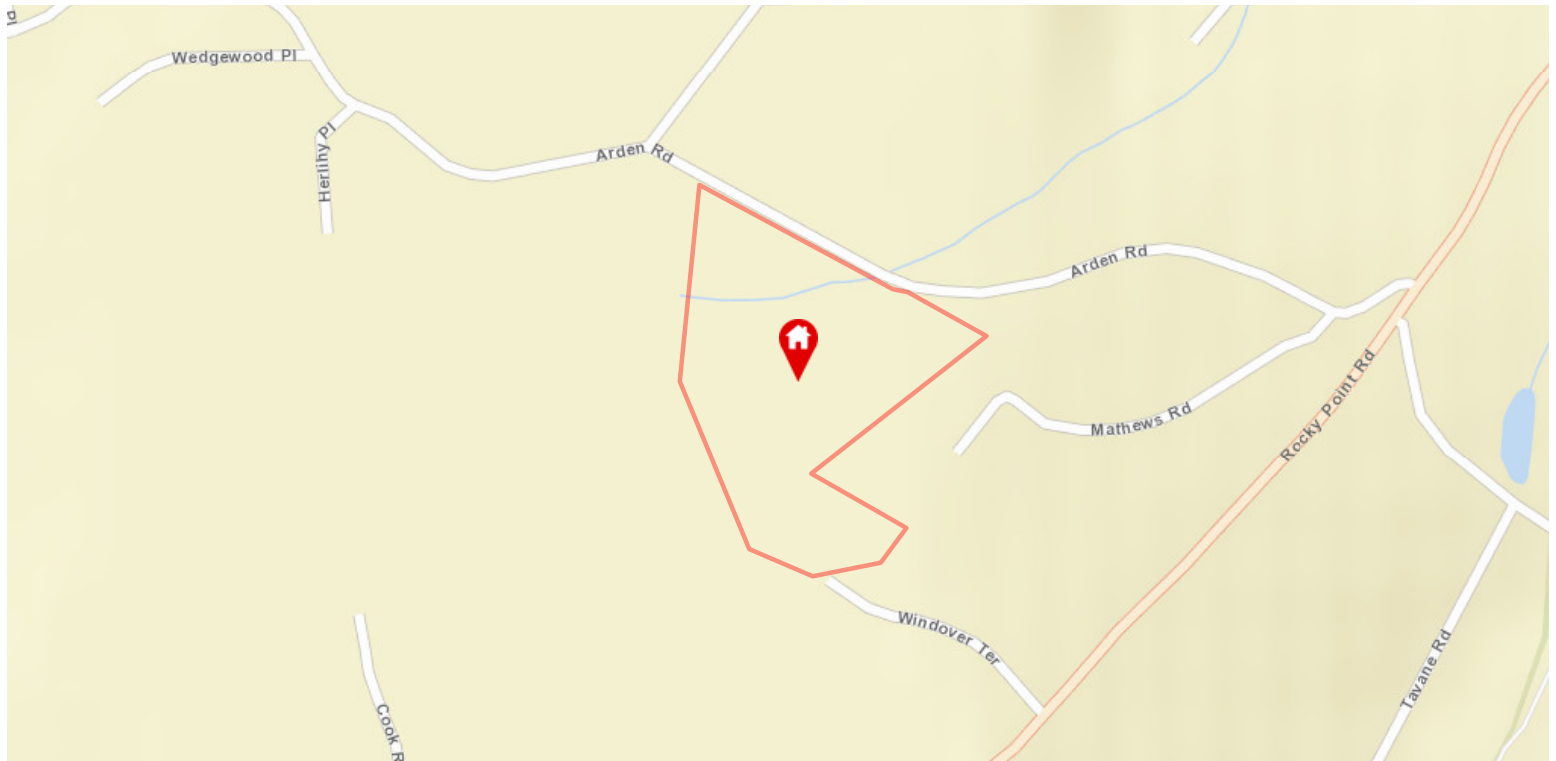
Floodplain Data



Subject Property Designations:

Status: Not in Floodplain

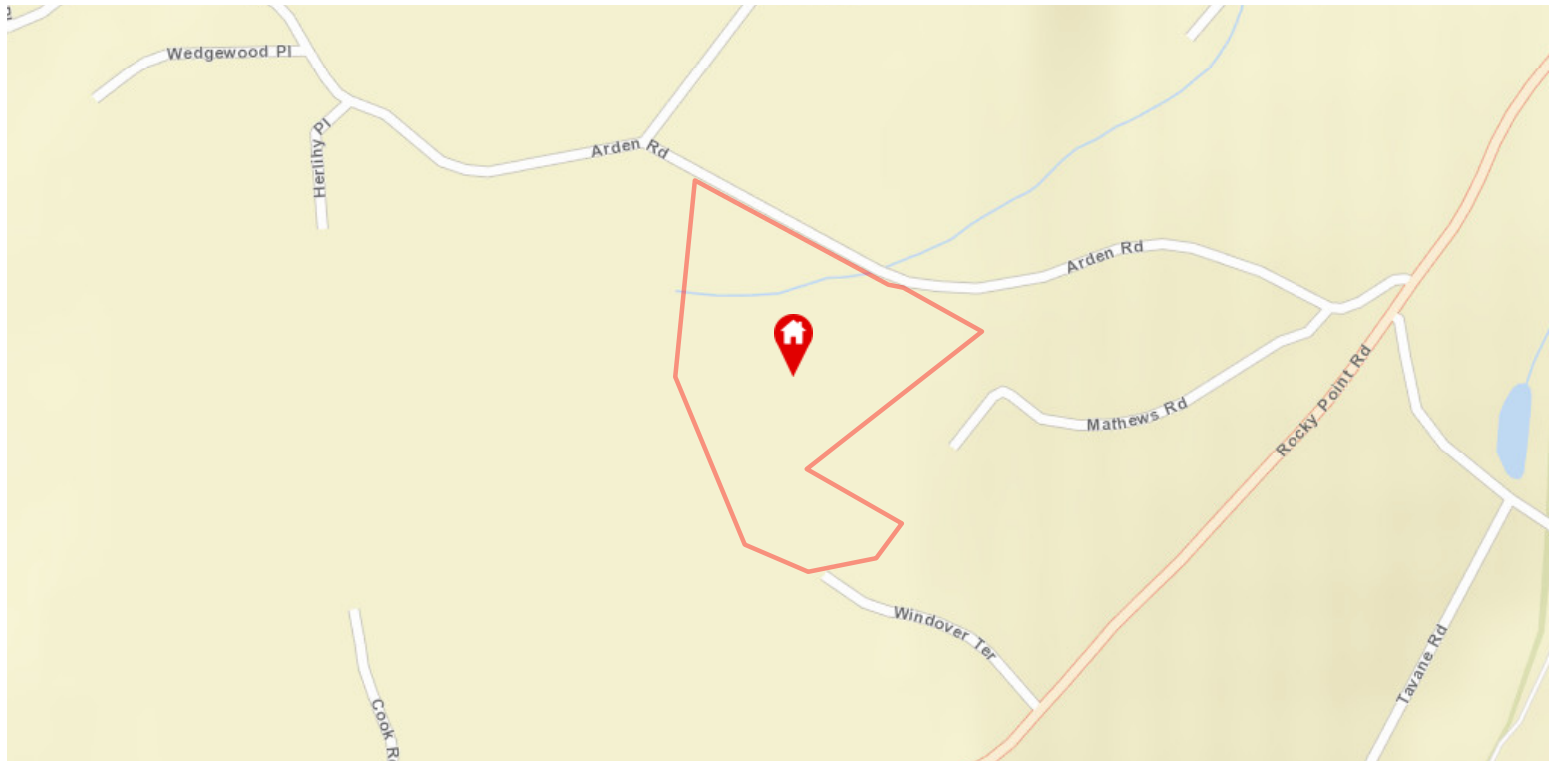
Frequent Transit Development Areas



Subject Property Designations:

Not Applicable

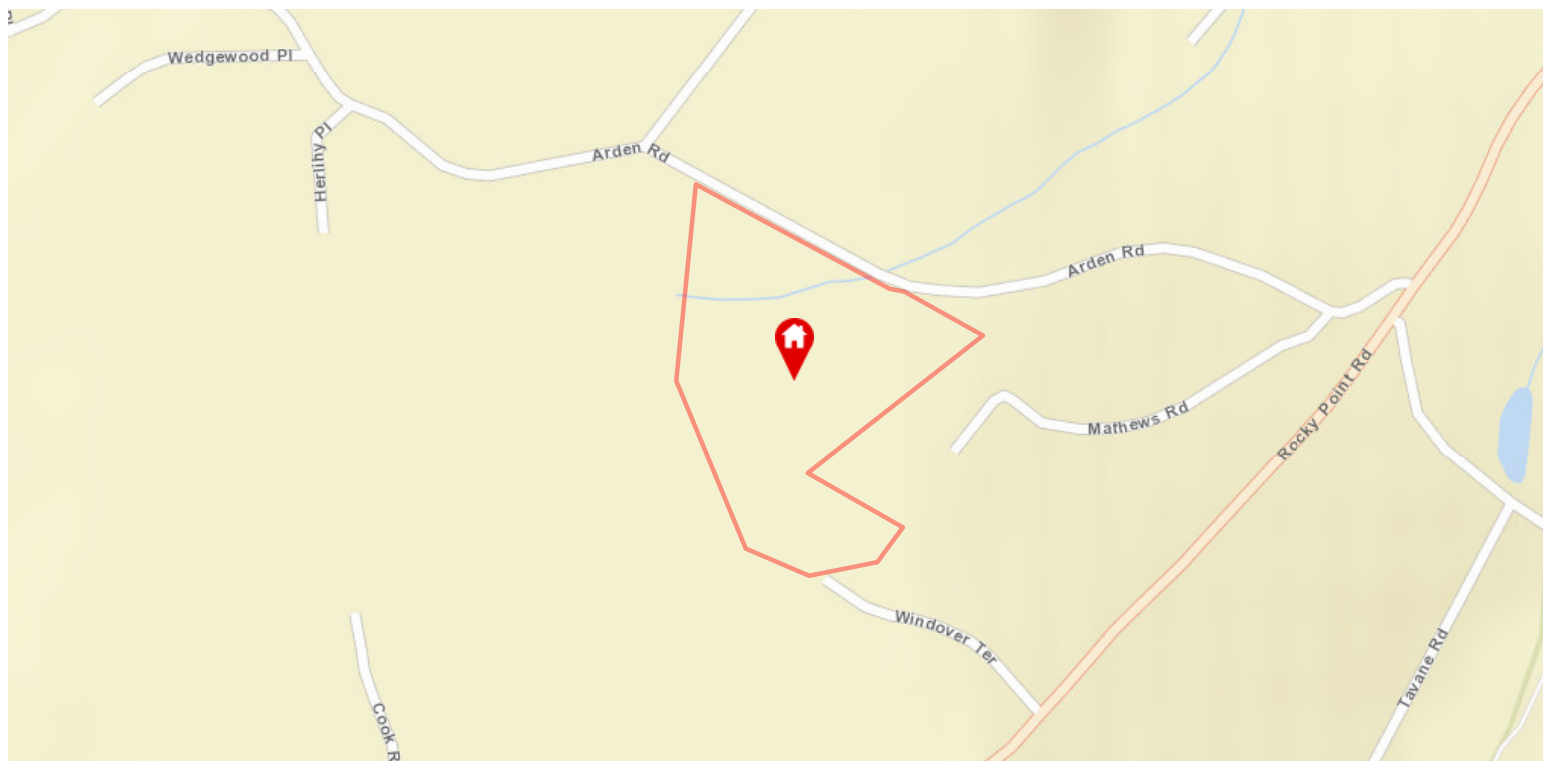
Local Area Plan



Subject Property Designations:

Not Applicable

Neighbourhood Community Plan



Subject Property Designations:

Not Applicable

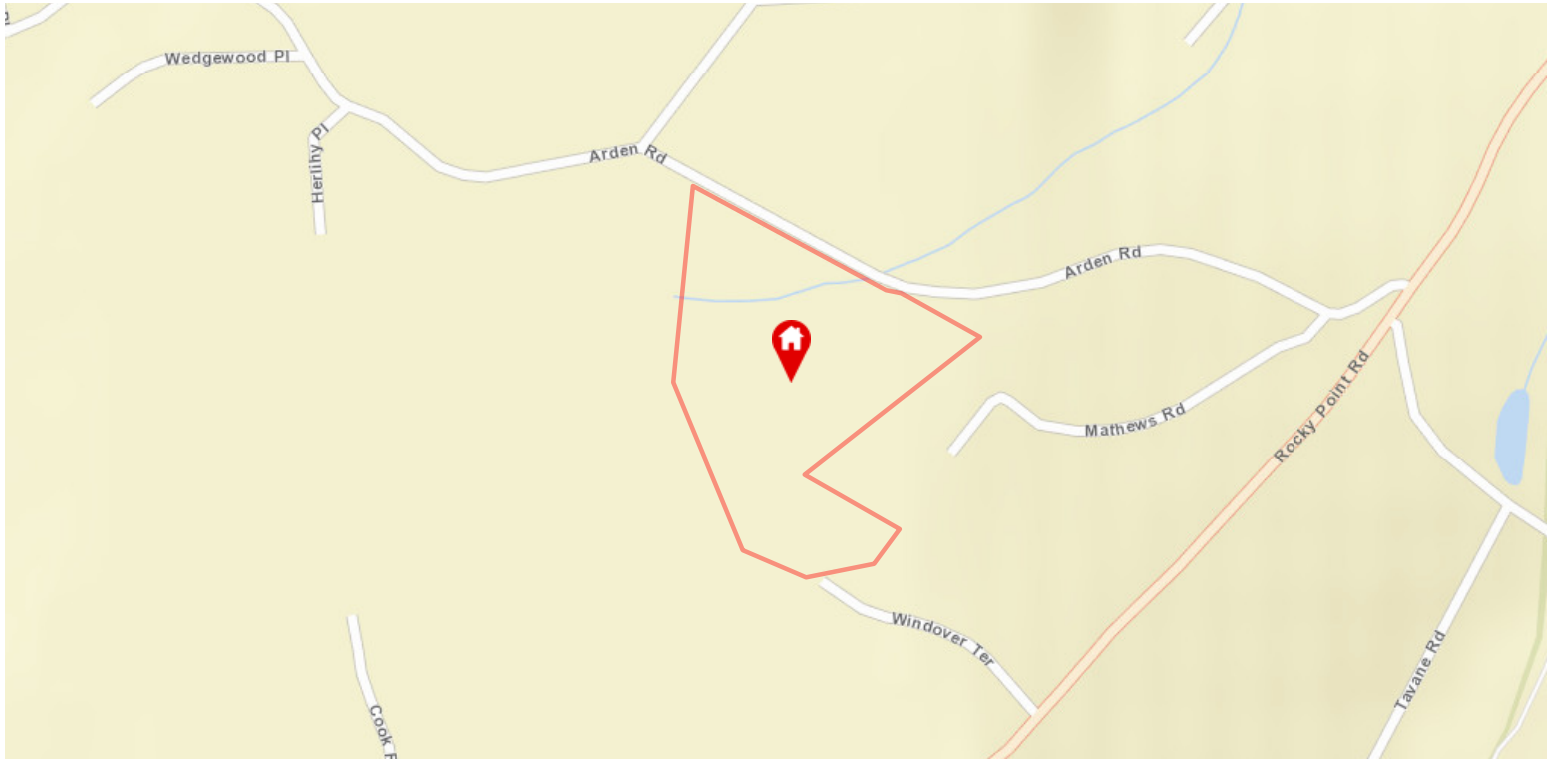
Official Community Plan



Subject Property Designations:

Not Applicable

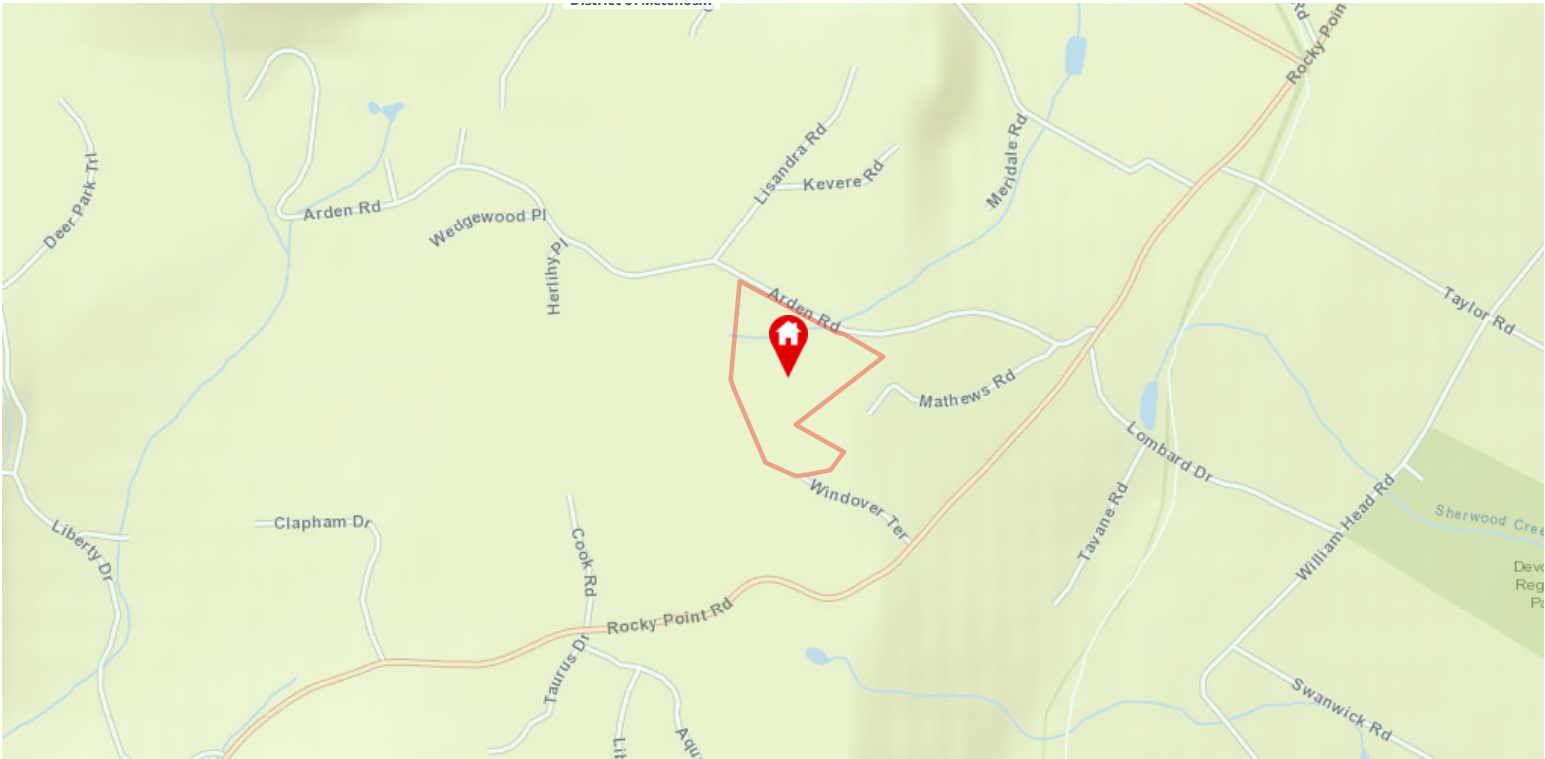
Zoning



Subject Property Designations:

Not Applicable

Municipal Boundaries



Subject Property Designations:

Name: District of Metchosin

Layer Legend:

- District of Metchosin

Tie Lines



Subject Property Designations:

Property is not a Tied Parcel

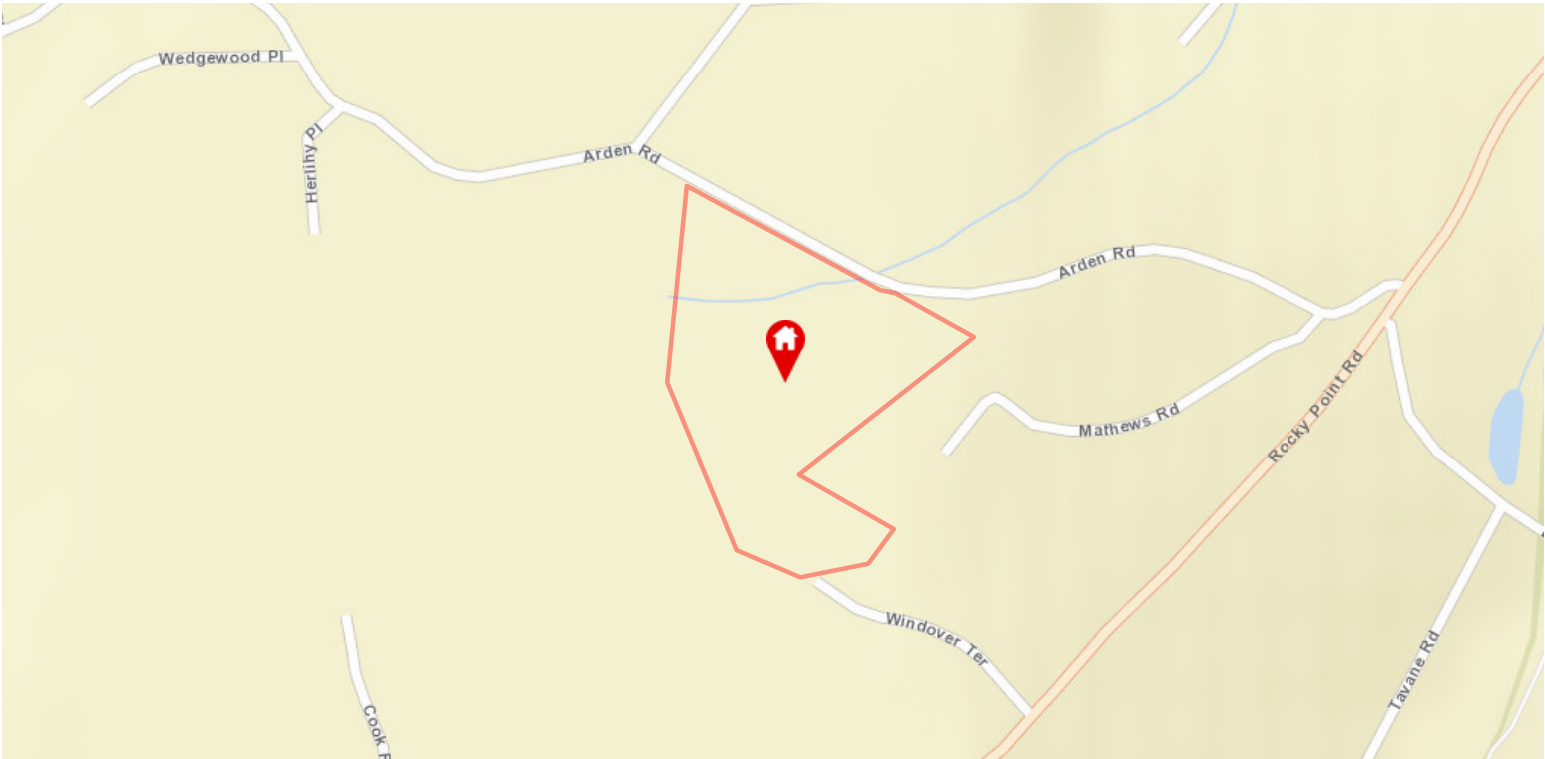
Active Development



Subject Property Designations:
No Development Applications

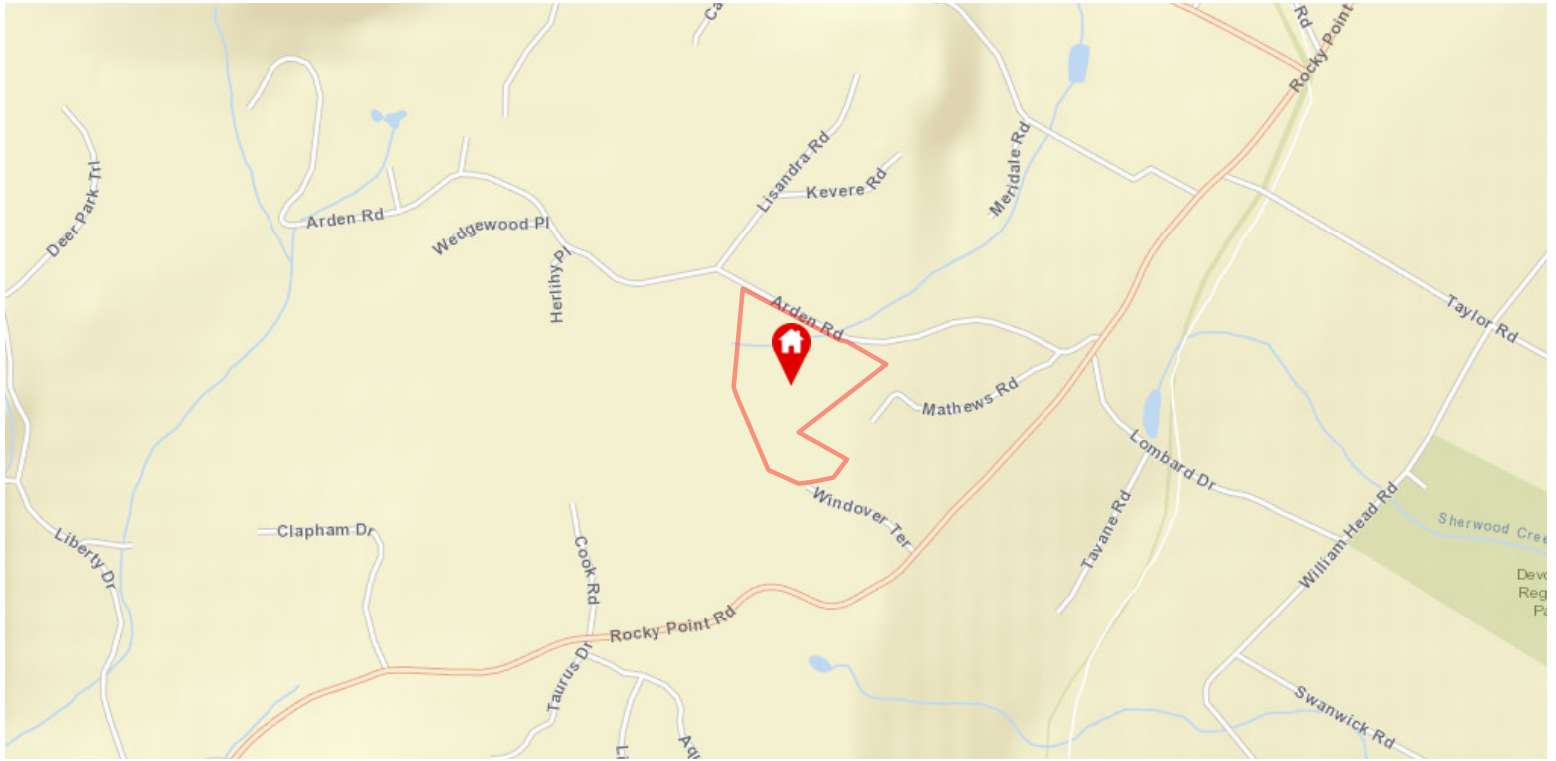
Development

Inactive Development

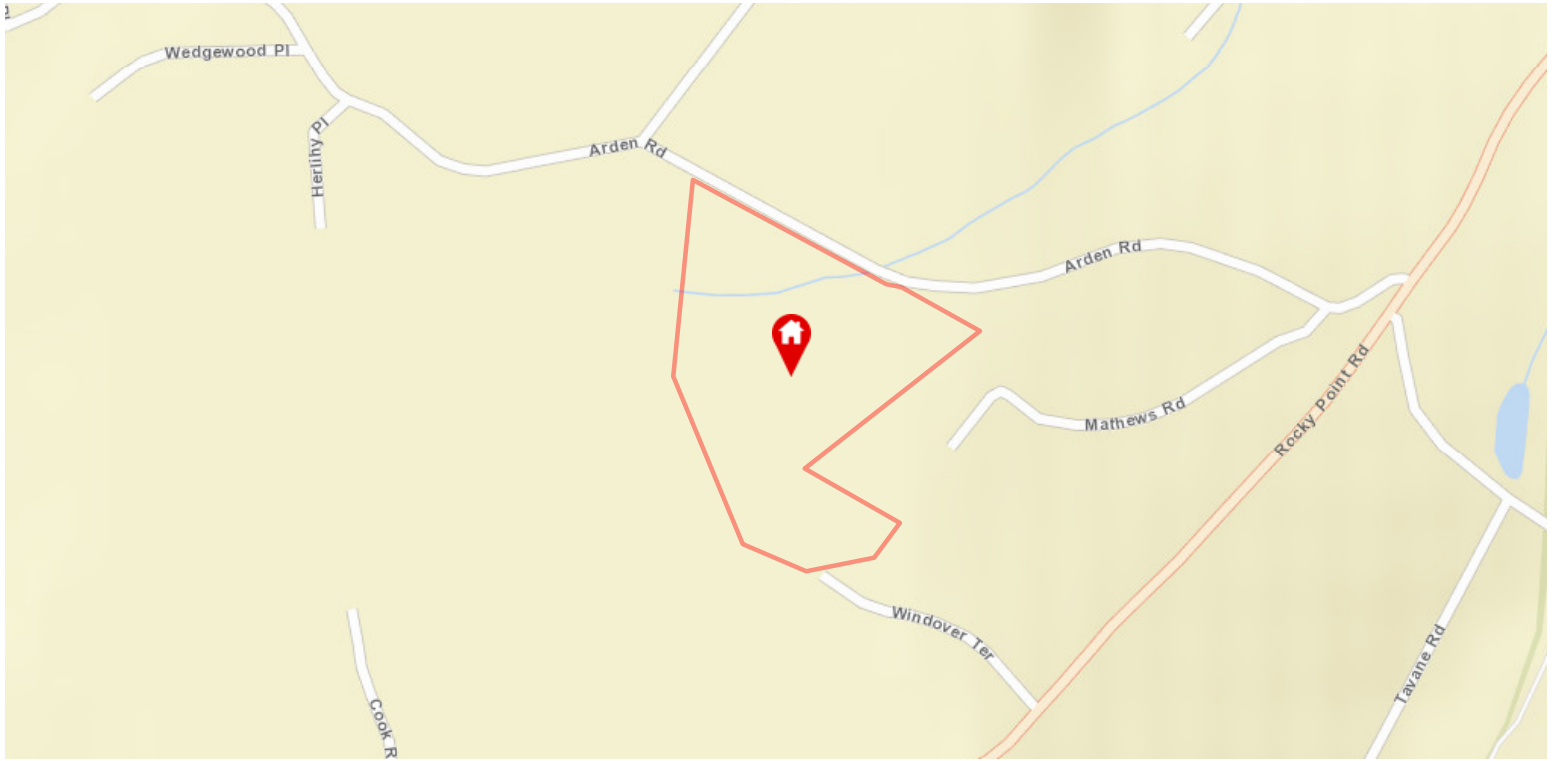


Subject Property Designations:
No Development Applications

Canada Energy Regulator Pipelines



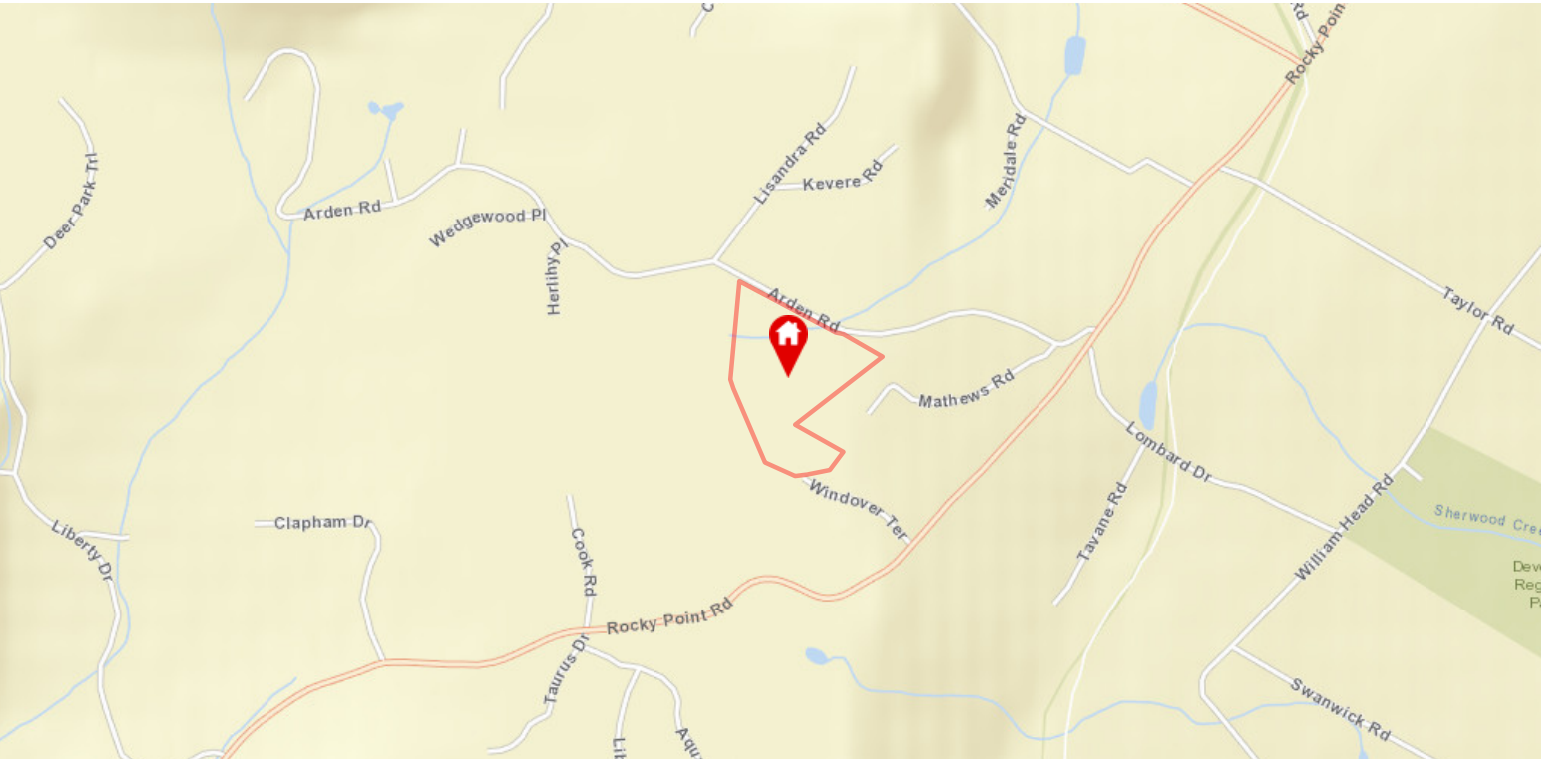
BC Contaminated Sites



Subject Property Contaminated Site:

Not Applicable

BC Transmission Lines



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: 79484
Well Status Code: NEW
Well Class Code: WATR_SPPLY
Well Subclass: NA
Licensed Status Code: UNLICENSED
Intended Water Use Code: DOM
Well Location Description:
Diameter Inches: 6
Finished Well Depth Ft: 400.0
Comments: DRILLED 400' W 80' CASING INSTALLED AFTER DRILLING 3HR & DEV 1HR WATER STABILIZE

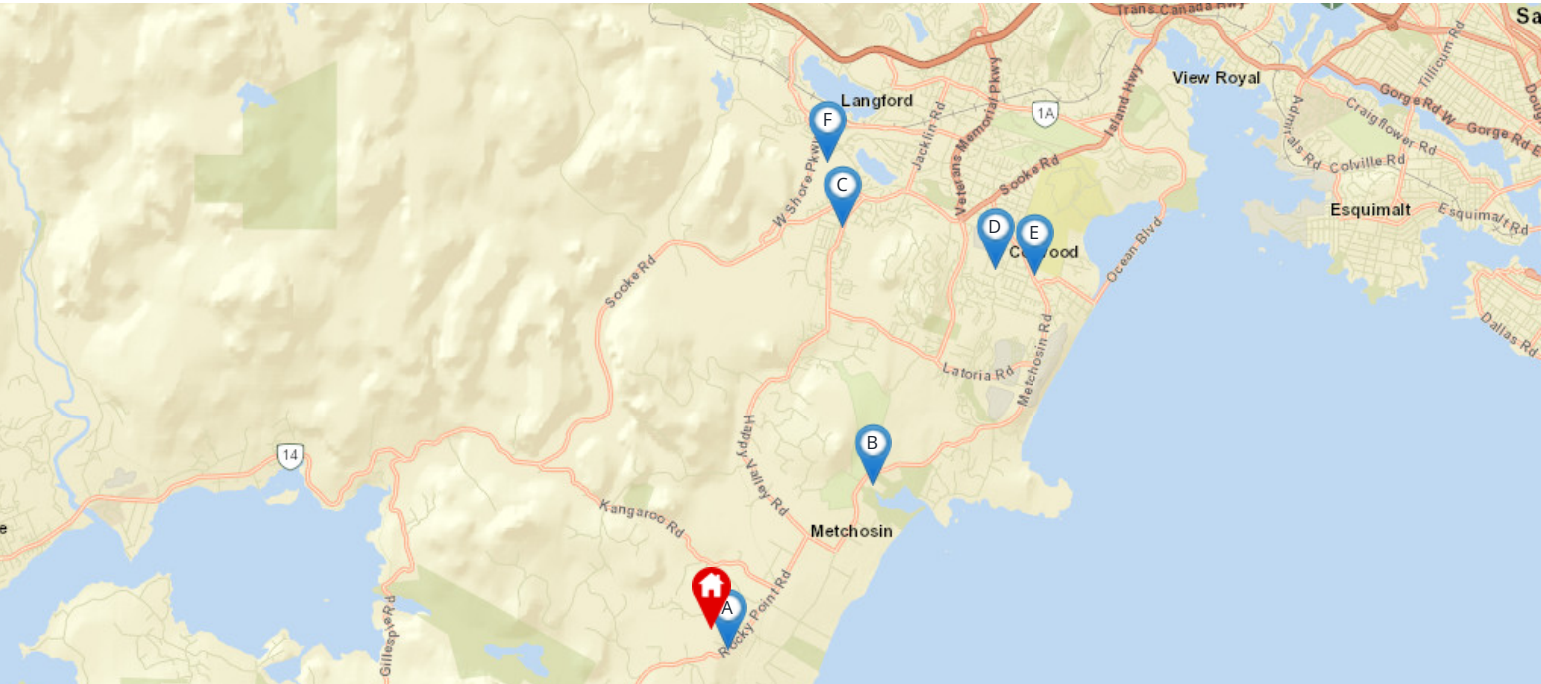
Layer Legend:

Label	Details
A	Well Tag Number: 79484 Well Status Code: NEW Well Class Code: WATR_SPPLY Well Subclass: NA Licensed Status Code: UNLICENSED Intended Water Use Code: DOM Well Location Description: Diameter Inches: 6 Finished Well Depth Ft: 400.0 Comments: DRILLED 400' W 80' CASING INSTALLED AFTER DRILLING 3HR & DEV 1HR WATER STABILIZE

Label	Details
B	Well Tag Number: 52645 Well Status Code: NEW Well Class Code: WATR_SPPLY Well Subclass: Licensed Status Code: UNLICENSED Intended Water Use Code: DOM Well Location Description: Diameter Inches: 0.0 Finished Well Depth Ft: 460.0 Comments: EST. WELL YIELD: 1/2 GPM. METHOD OF DRILLING = DRILLED
C	Well Tag Number: 53689 Well Status Code: NEW Well Class Code: WATR_SPPLY Well Subclass: Licensed Status Code: UNLICENSED Intended Water Use Code: DOM Well Location Description: Diameter Inches: 7.0 Finished Well Depth Ft: 330.0 Comments: REC. PUMP SETTING 310 FT. REC. PUMPING RATE 10 GPM. RATE 10 GPM METHOD OF DRILLING = DRILLED
D	Well Tag Number: 30849 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: 97.0 Comments: YIELD 8 GPM 5 GPM @ 75' 8 GPM @ 80' 10 GPM @ 85'
E	Well Tag Number: 47352 Well Status Code: NEW Well Class Code: WATR_SPPLY Well Subclass: Licensed Status Code: UNLICENSED Intended Water Use Code: DOM Well Location Description: Diameter Inches: 7.0 Finished Well Depth Ft: 60.0 Comments: WATER QUALITY, HARD. RATE 9 GPM. METHOD OF DRILLING = DRILLED

Nearest Schools

Nearby Elementary Schools



Legend: Subject Property Catchment School Other Schools

School District: Sooke (62)

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Hans Helgesen	K - 6	SD 62	Victoria		18 mins	1.2 km	2 mins	18 mins
B Westmont	K - 12	Independent	Victoria	Montessori	56 mins	4.2 km	6 mins	26 mins
C Happy Valley	K - 6	SD 62	Victoria		1 hour 49 mins	8.1 km	10 mins	43 mins
D Wishart	K - 5	SD 62	Victoria		2 hours 20 mins	10.3 km	13 mins	1 hour 8 mins
E Sangster	K - 5	SD 62	Victoria	Neighbourhood Learning Centre - Community sport and recreation; Community use	2 hours 12 mins	9.7 km	11 mins	57 mins
F Lighthouse Christian Academy	K - 12	Independent	Victoria		2 hours 16 mins	10.0 km	14 mins	54 mins

Nearby Middle Schools



Legend: Subject Property Catchment School Other Schools

School District: Sooke (62)

Contact Information

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Westmont	K - 12	Independent	Victoria	Montessori	56 mins	4.2 km	6 mins	26 mins
B	Dunsmuir Middle	6 - 8	SD 62	Victoria		2 hours 13 mins	9.8 km	12 mins	1 hour 9 mins
C	Spencer Middle	6 - 8	SD 62	Victoria		2 hours 41 mins	11.8 km	18 mins	1 hour 13 mins
D	Journey Middle	6 - 8	SD 62	Sooke		3 hours 49 mins	16.8 km	20 mins	1 hour 42 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

School District: Sooke (62)

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Westmont	K - 12	Independent	Victoria	Montessori	56 mins	4.2 km	6 mins	26 mins
B Royal Bay	9 - 12	SD 62	Victoria	Secondary Ungraded	1 hour 53 mins	8.4 km	11 mins	37 mins
C Lighthouse Christian Academy	K - 12	Independent	Victoria		2 hours 16 mins	10.0 km	14 mins	54 mins
D Belmont	9 - 12	SD 62	Victoria	AP Program	2 hours 14 mins	9.8 km	13 mins	48 mins
E Brookes Westshore	6 - 12	Independent	Shawnigan Lake		2 hours 53 mins	12.8 km	16 mins	1 hour 23 mins
F Edward Milne	9 - 12	SD 62	Sooke	AP Program	3 hours 14 mins	14.3 km	17 mins	1 hour 33 mins

Walk Score

740 WINDOVER TE Metchosin, V9C 4G4



Car-Dependent

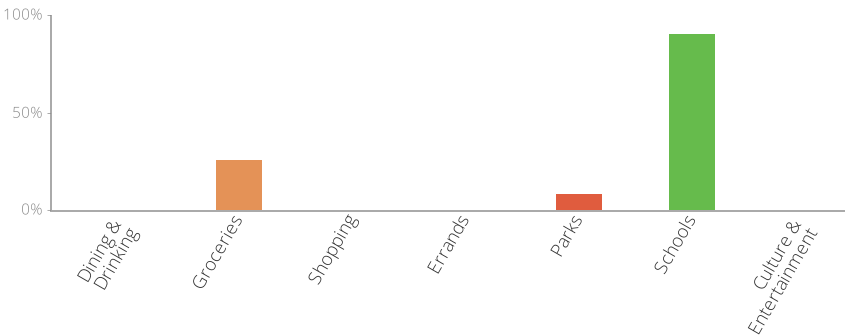
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 8 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

