



## PROPERTY REPORT

1709 FALCON HEIGHTS RD

Langford

V9B 6H6

Canada

PID: 017-814-278

MARCH 12, 2026



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## Summary Sheet

# 1709 FALCON HEIGHTS RD Langford BC V9B 6H6



PID	017-814-278
Registered Owner	WI*, L*
Legal Description	LOT A, SECTION 41, HIGHLAND DISTRICT, PLAN VIP54457
Plan	VIP54457
Zoning	RR4 - Rural Residential 4
Community Plan(s)	OCP: <a href="#">Future Policy Area</a> , not in ALR

Year Built	1958	Structure	SINGLE FAMILY DWELLING
Lot Size	14423.89 ft <sup>2</sup>	Floor Area	829 Ft <sup>2</sup>
Bathrooms	0	Bedrooms	1
Max Elev.	35.53 m	Min Elev.	31.96 m
Walk Score	-	Transit Score	-
Tax Year	2025	Annual Taxes	\$2,600.79

## ASSESSMENT

	2025	%	2026
Building	\$26,200	↓ -1.91	\$25,700
Land	\$502,000	↑ 4.78	\$526,000
Total	\$528,200	↑ 4.45	\$551,700

## APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$551,700	↑ 367.54
Sales History	15/01/1999	\$118,000	-

## RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
195911	Sold 15/01/1999	104	\$129,900 / \$118,000	Royal LePage TPM Realty - Colwood
1008788	Cancelled	105	\$3,350,000 /	Sotheby's International Realty Canada
949257	Cancelled	48	\$3,499,000 /	Sotheby's International Realty Canada

## DEVELOPMENT APPLICATIONS

-

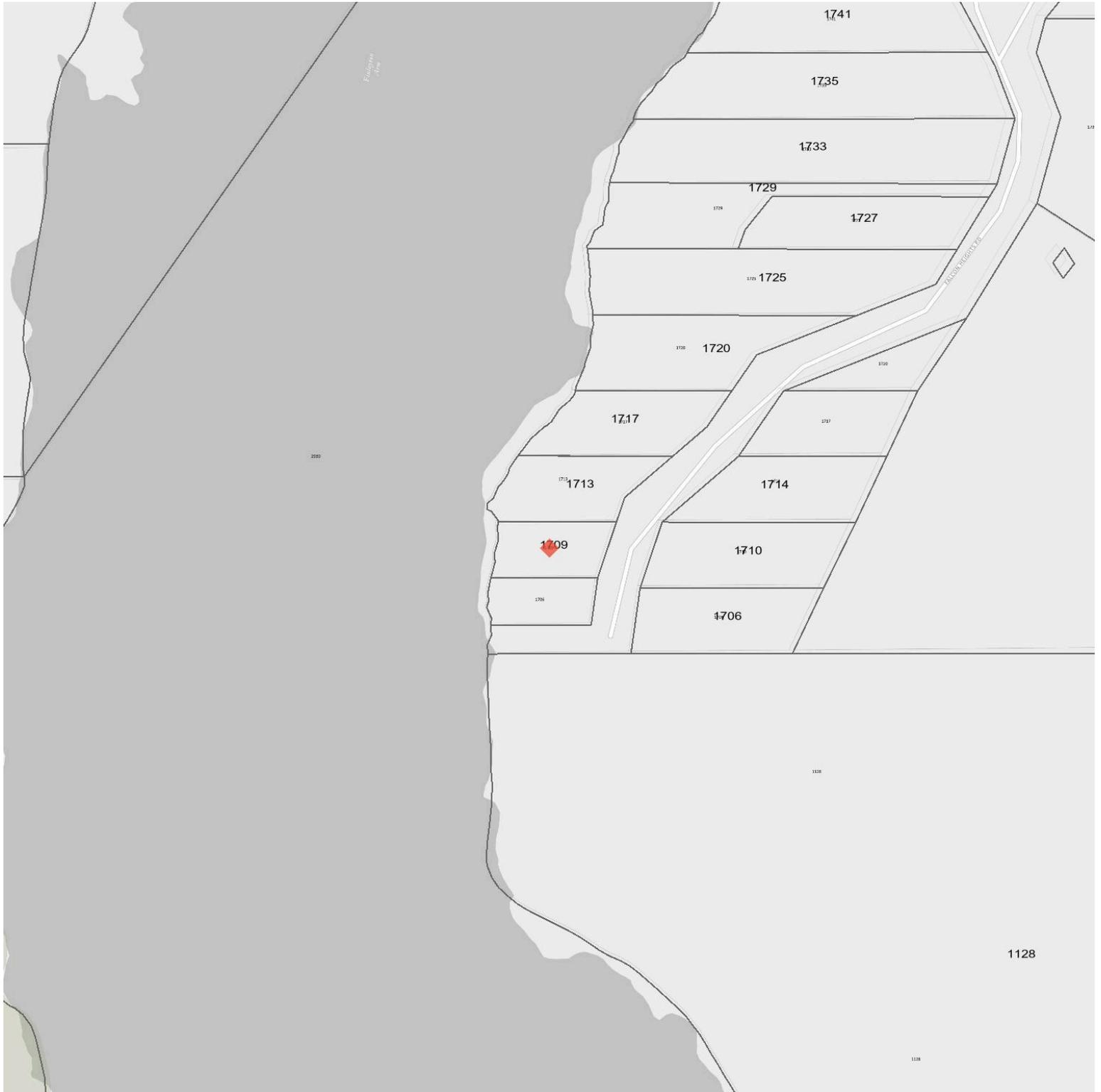
Note: MLS® property information is provided under copyright© by the Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.

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

Google Views



### Legal



### Legend

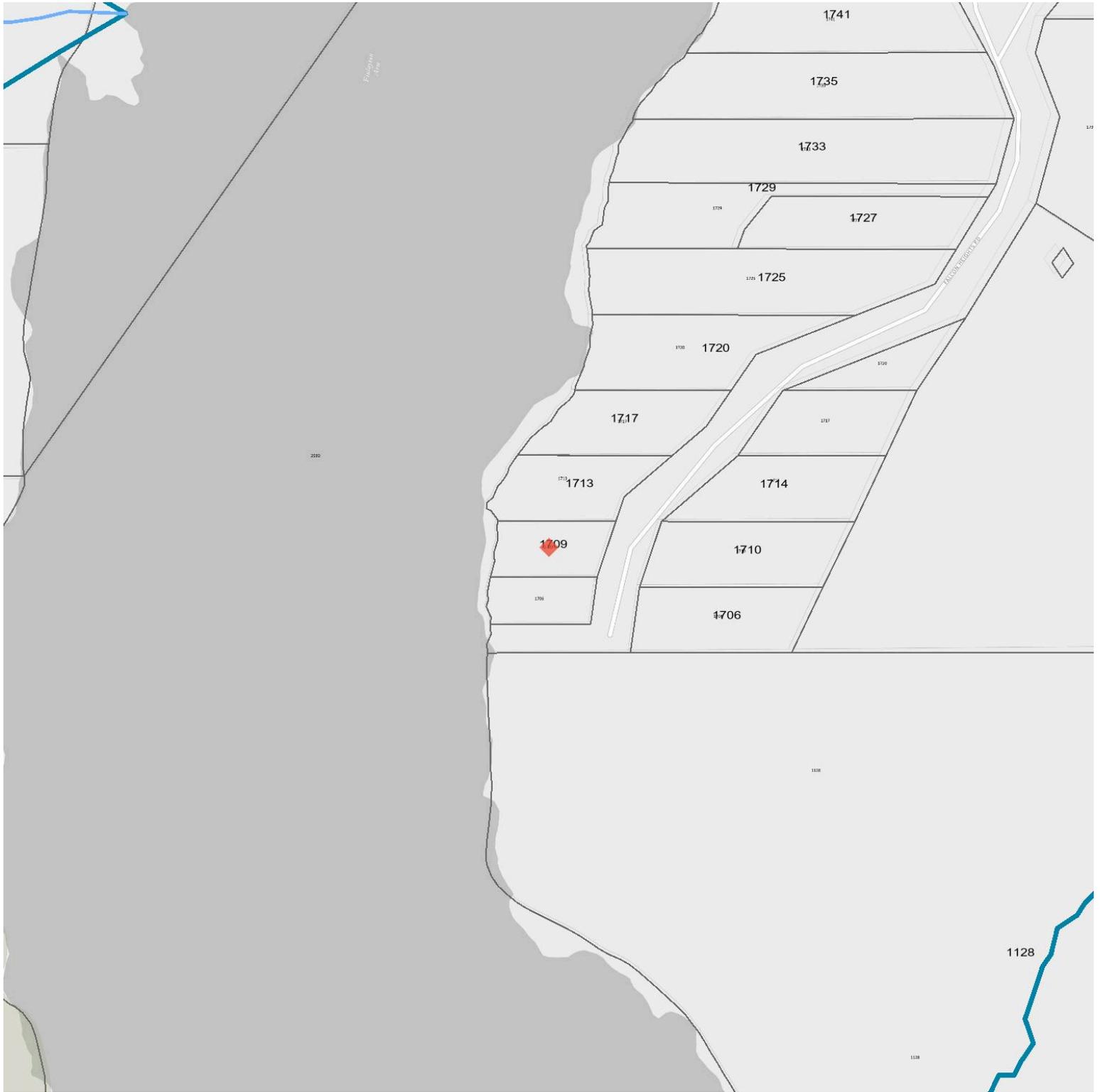
- Right of Way
- Not Active
- Other

- Covenant
- Right of Way
- Not Active

- Lease or License
- Covenant
- Service Code

- Other
- Lease or License

# Water Features & Drainage



## Legend

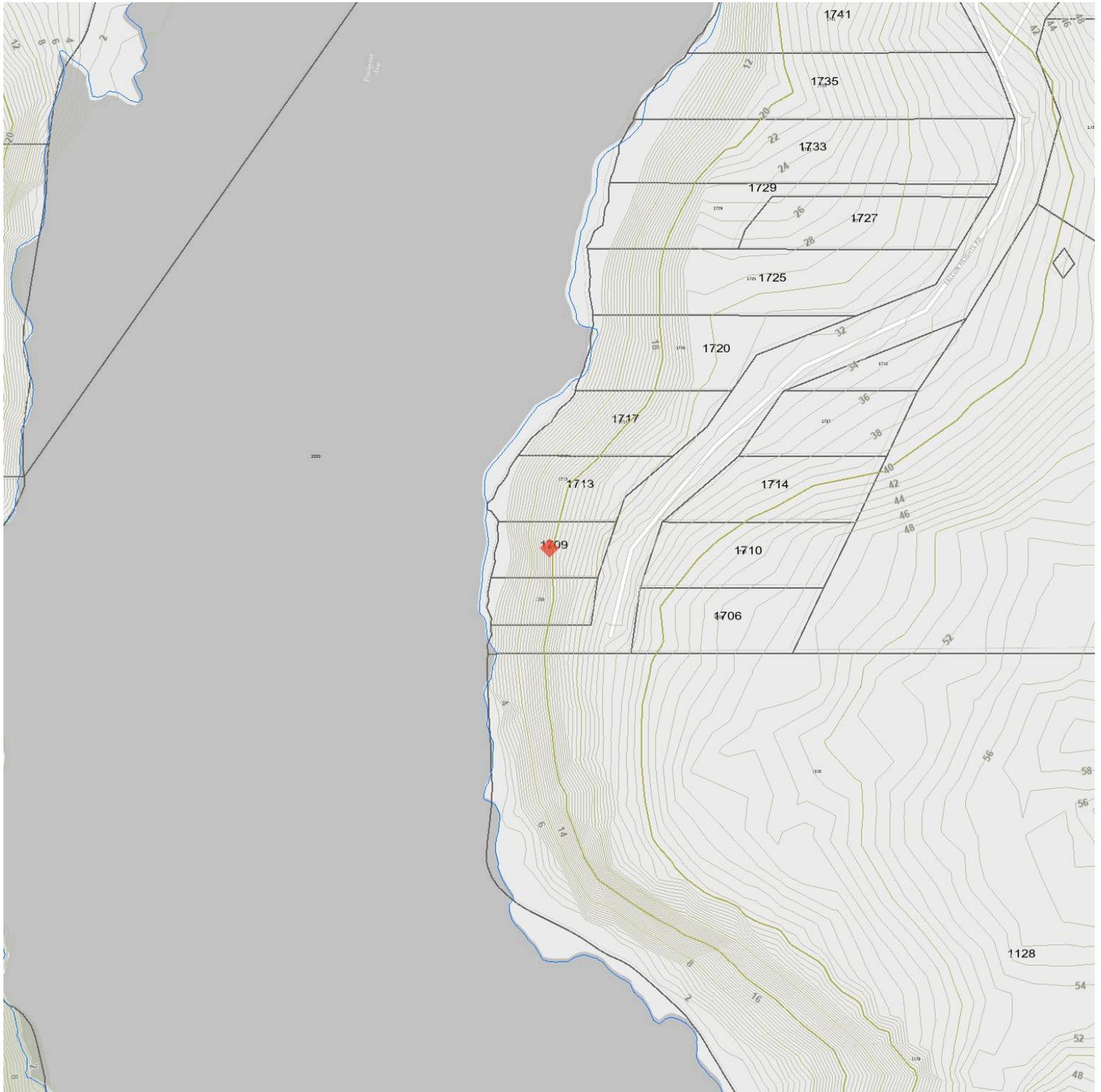
- Stream or Ditch
- Pond
- Full Watershed

- Stream or Ditch
- Lake
- Sub Watershed

- Stream or Ditch
- Reservoir

- River
- Wetland

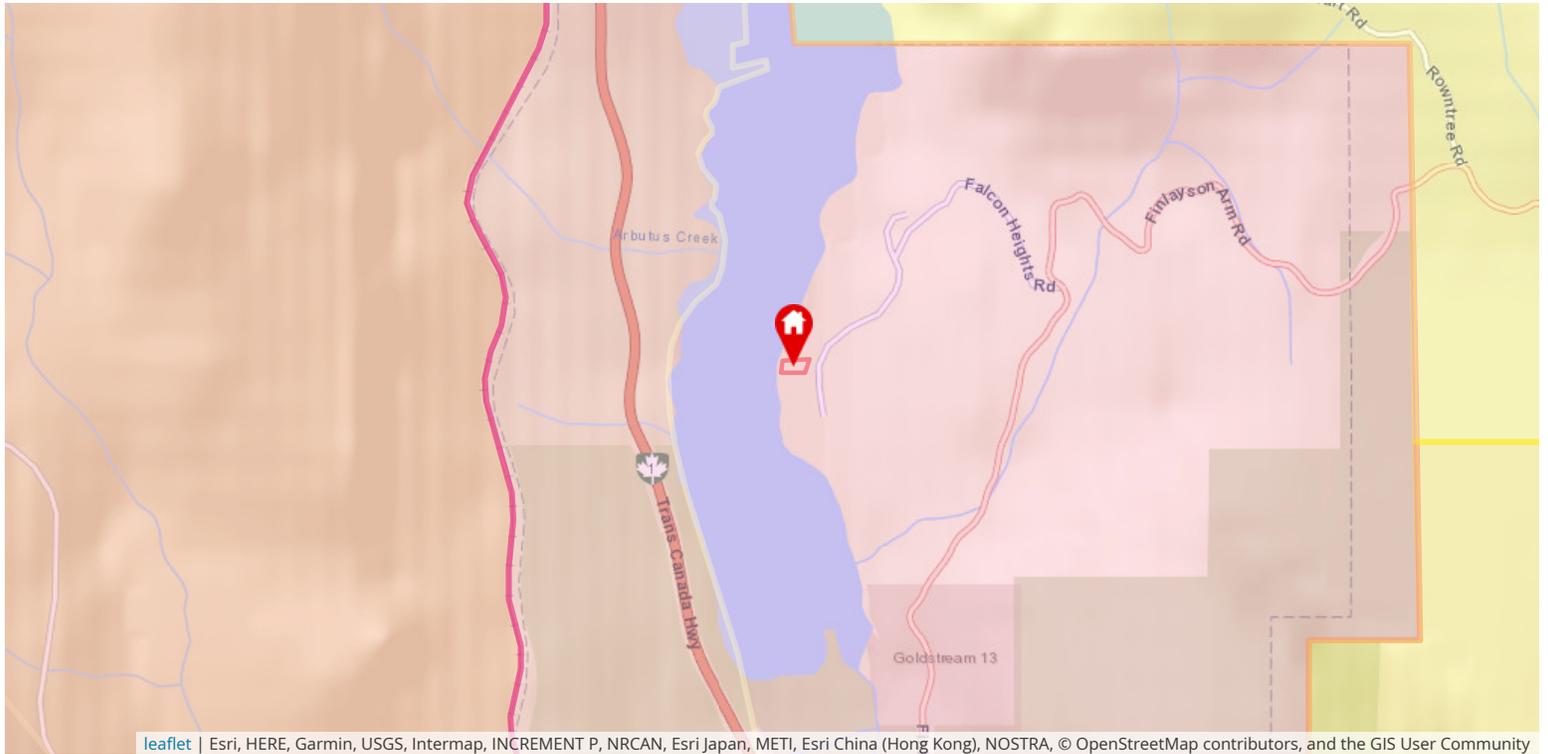
# Contours



## Legend

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

## Sub Areas



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### Subject Property Designations:

Area: Langford

Sub-Area: La Goldstream

### Layer Legend:

- La Goldstream
- ML Mill Bay
- Hi Western Highlands
- ML Malahat Proper
- Hi Bear Mountain

## Land Use

### Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: <a href="#">RR4</a> Description: Rural Residential 4
Official Community Plan	<a href="#">Future Policy Area</a>
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: Langford Census Metropolitan Area/Census Agglomeration: Victoria Census Subdivision Type: Census subdivision within census metropolitan area
Frequent Transit Development Areas	Not Applicable

## Zoning



### Subject Property Designations:

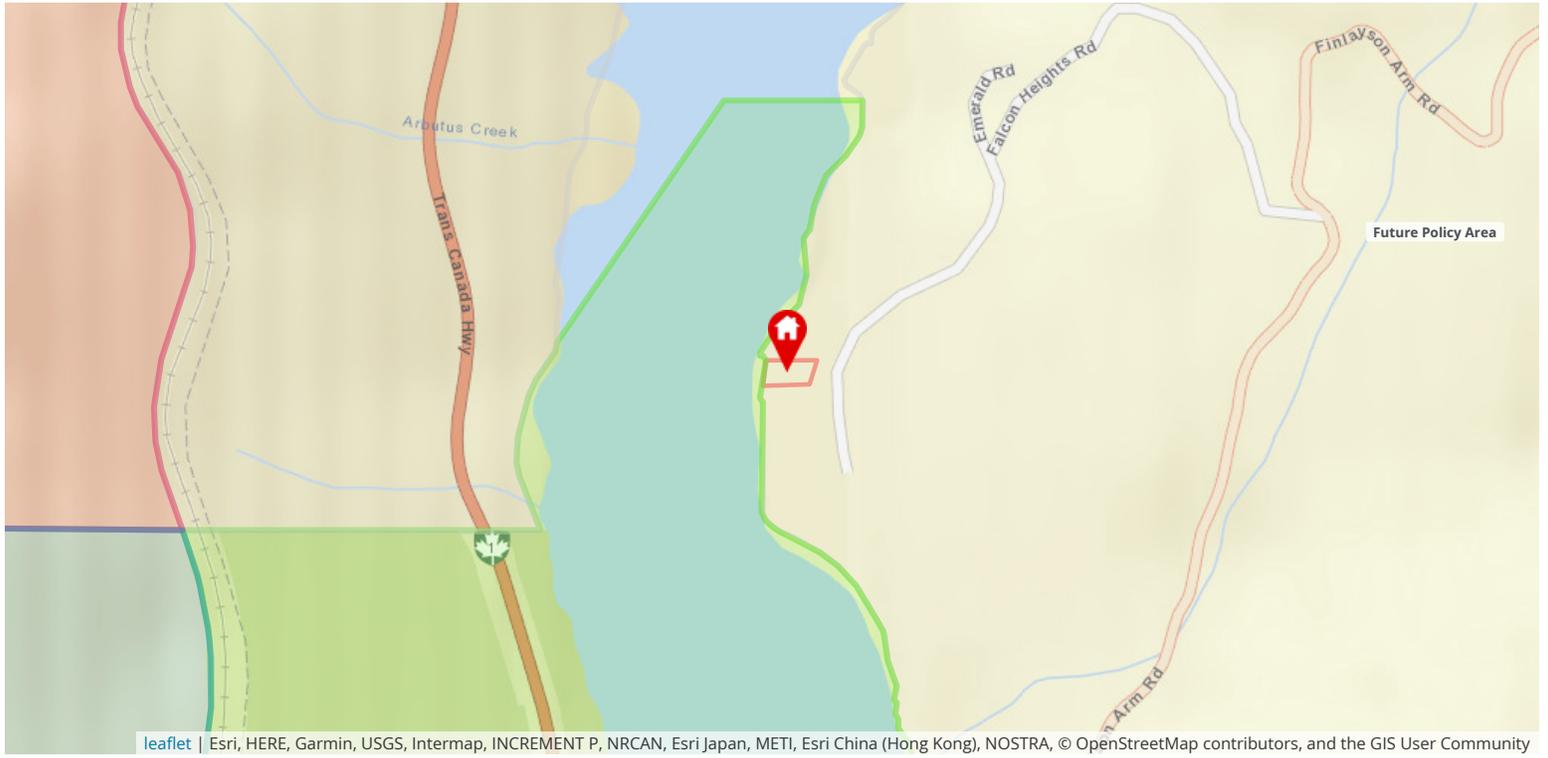
Code: [RR4](#)

Description: Rural Residential 4

### Layer Legend:

	Code	Description
■	<a href="#">RR4</a>	Rural Residential 4
■	<a href="#">P4</a>	Park and Open Space
■	<a href="#">RAE1</a>	Rural Agriculture and Eco-Tourism
■	<a href="#">CR2</a>	Marina Commercial
■	<a href="#">GB-2</a>	Greenbelt 2

## Official Community Plan



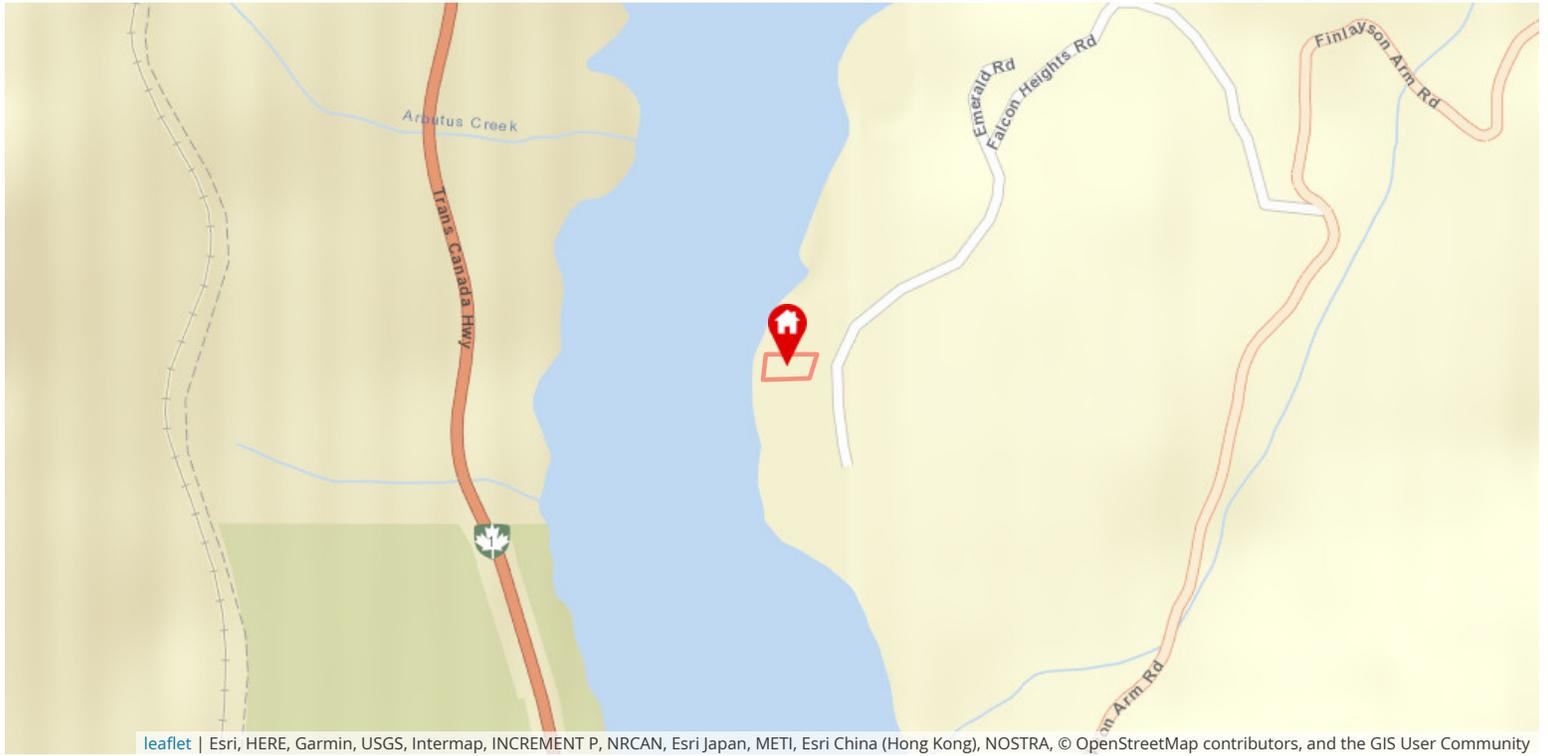
### Subject Property Designations:

[Future Policy Area](#)

#### Layer Legend:

- Future Policy Area
- Parks & Green Space
- Settlement Area
- Park

## Neighbourhood Community Plan

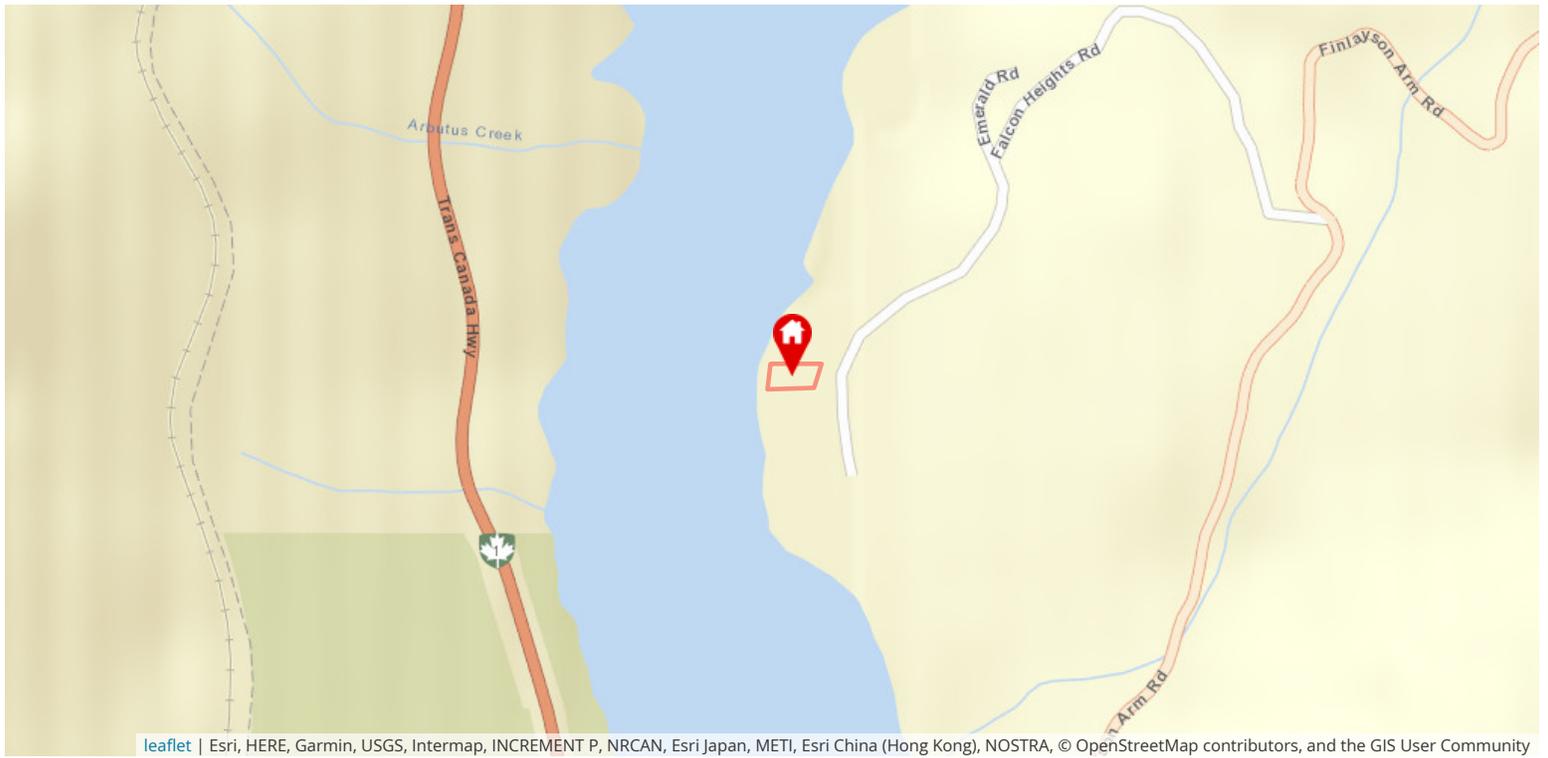


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### Subject Property Designations:

Not Applicable

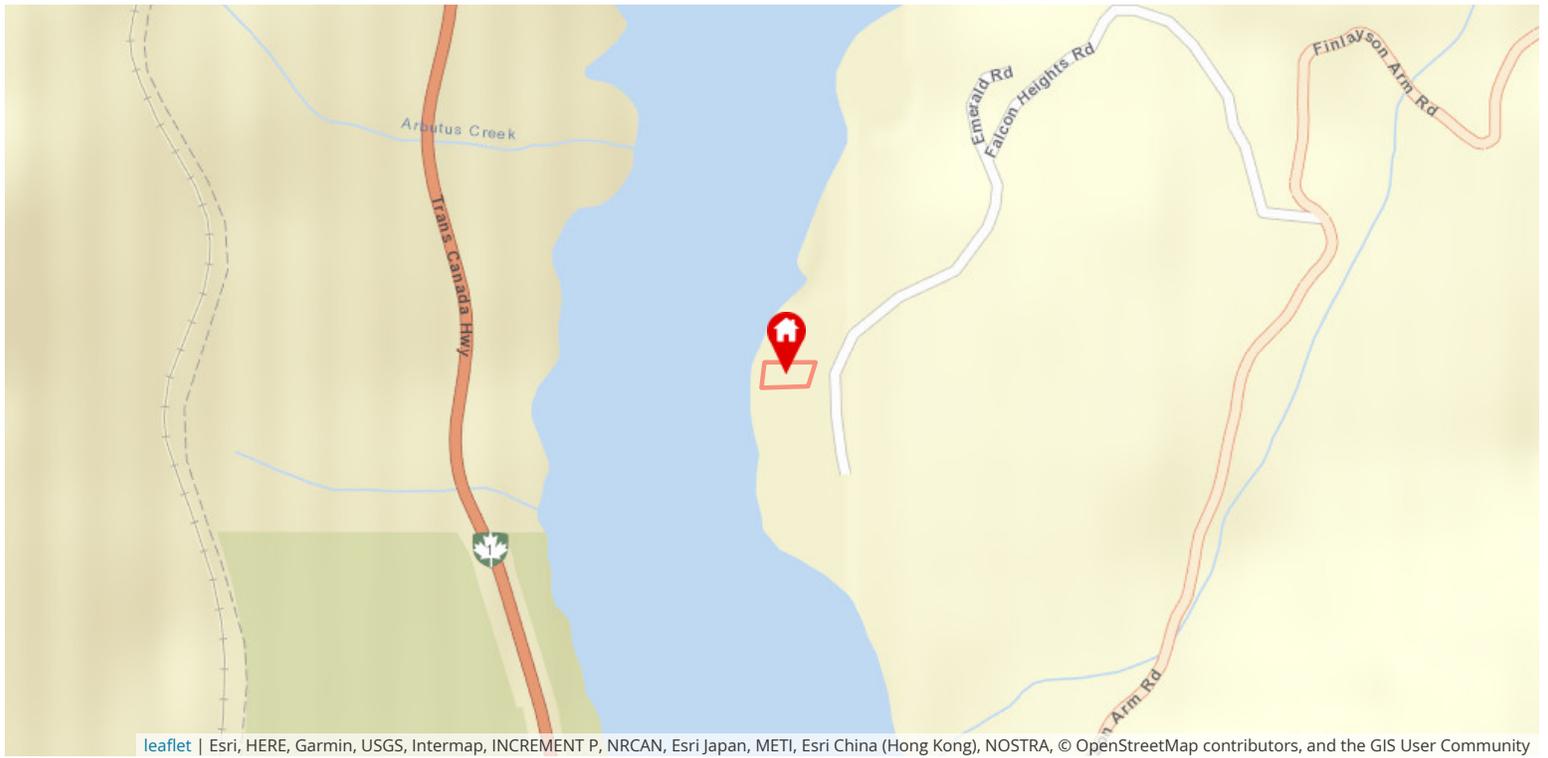
## Local Area Plan



### Subject Property Designations:

Not Applicable

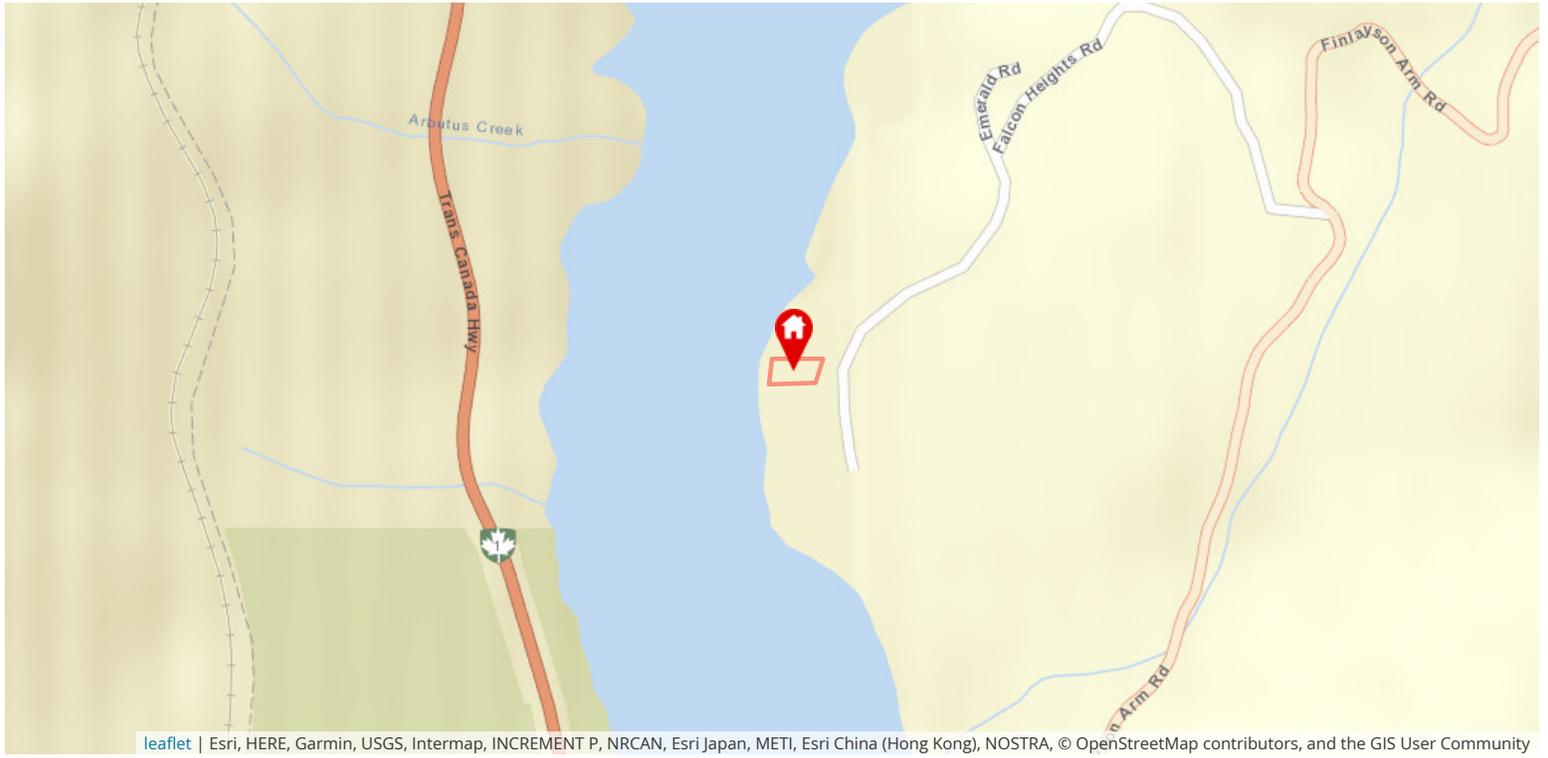
## Proposed Plans



### Subject Property Designations:

Not Applicable

## Development Permit Area



## Subject Property Designations:

Not Applicable

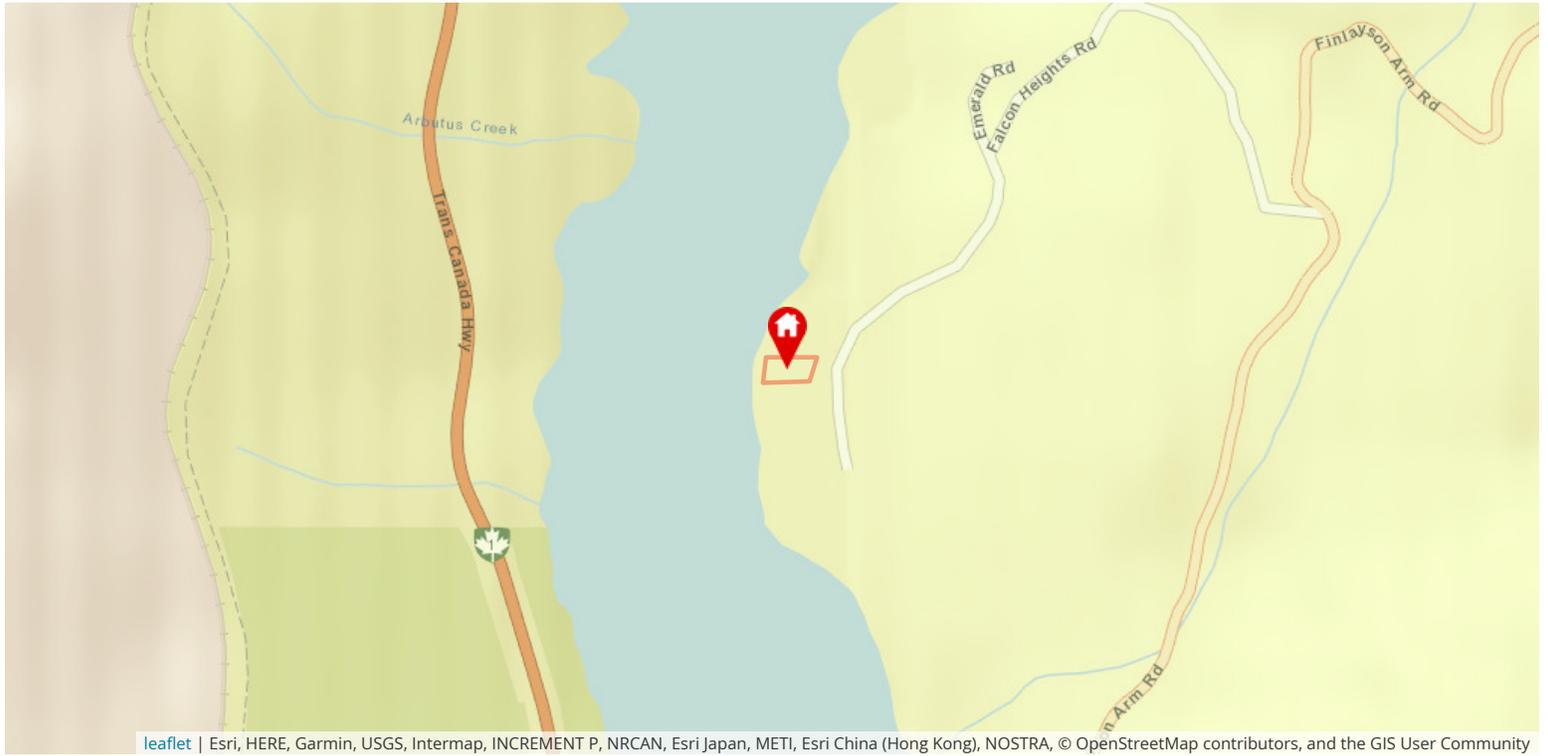
## Agricultural Land Reserve



### Subject Property Designations:

Status: Not in Agricultural Land Reserve

## StatsCan CMA/CA, 2021



### Subject Property Designations:

Census Subdivision Name: Langford

Census Metropolitan Area/Census Agglomeration: Victoria

Census Subdivision Type: Census subdivision within census metropolitan area

### Layer Legend:

● Census Subdivision Name: Langford

Census Metropolitan Area/Census Agglomeration: Victoria

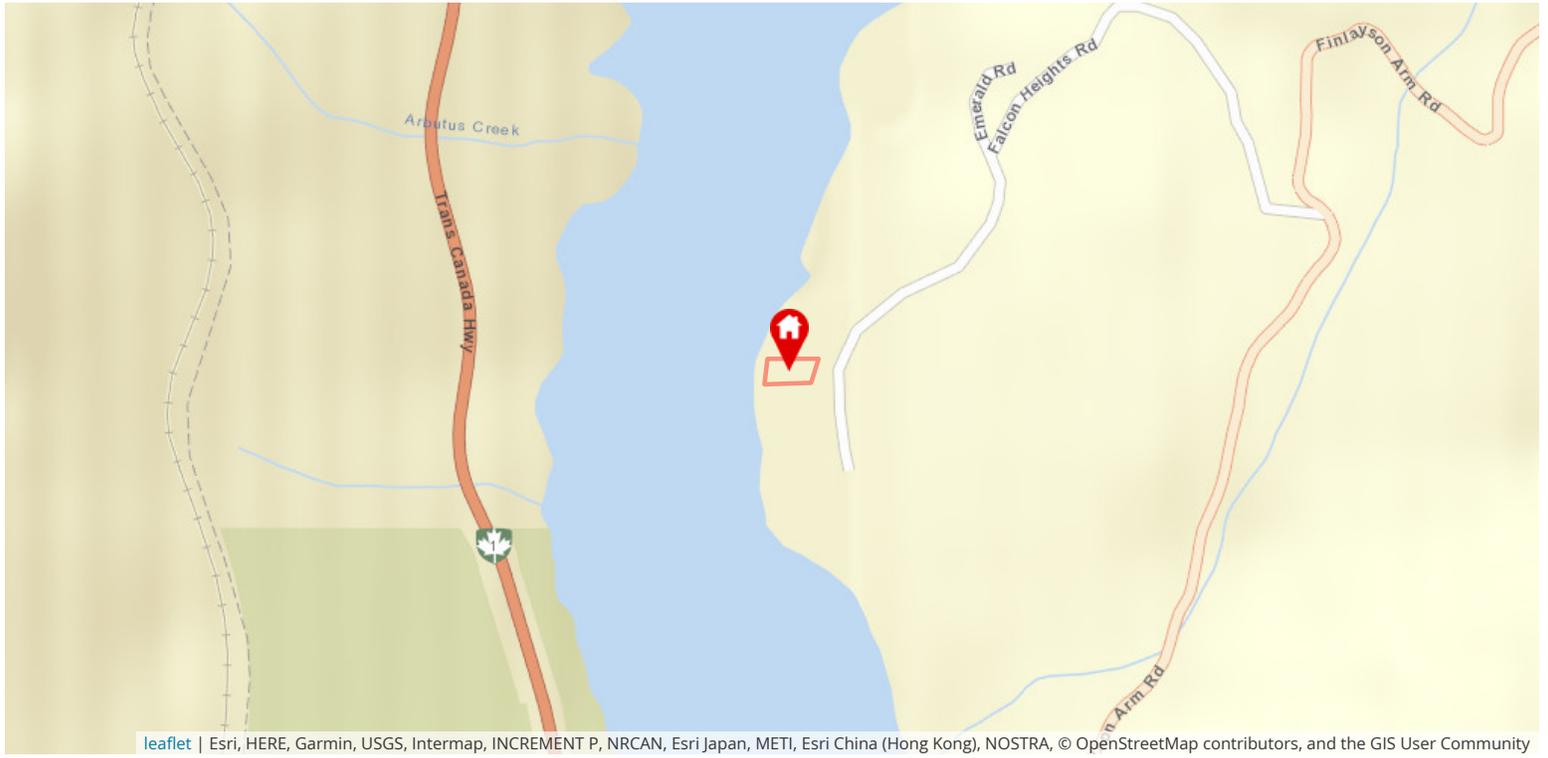
Census Subdivision Type: Census subdivision within census metropolitan area

● Census Subdivision Name: Juan de Fuca (Part 1)

Census Metropolitan Area/Census Agglomeration: Victoria

Census Subdivision Type: Census subdivision within census metropolitan area

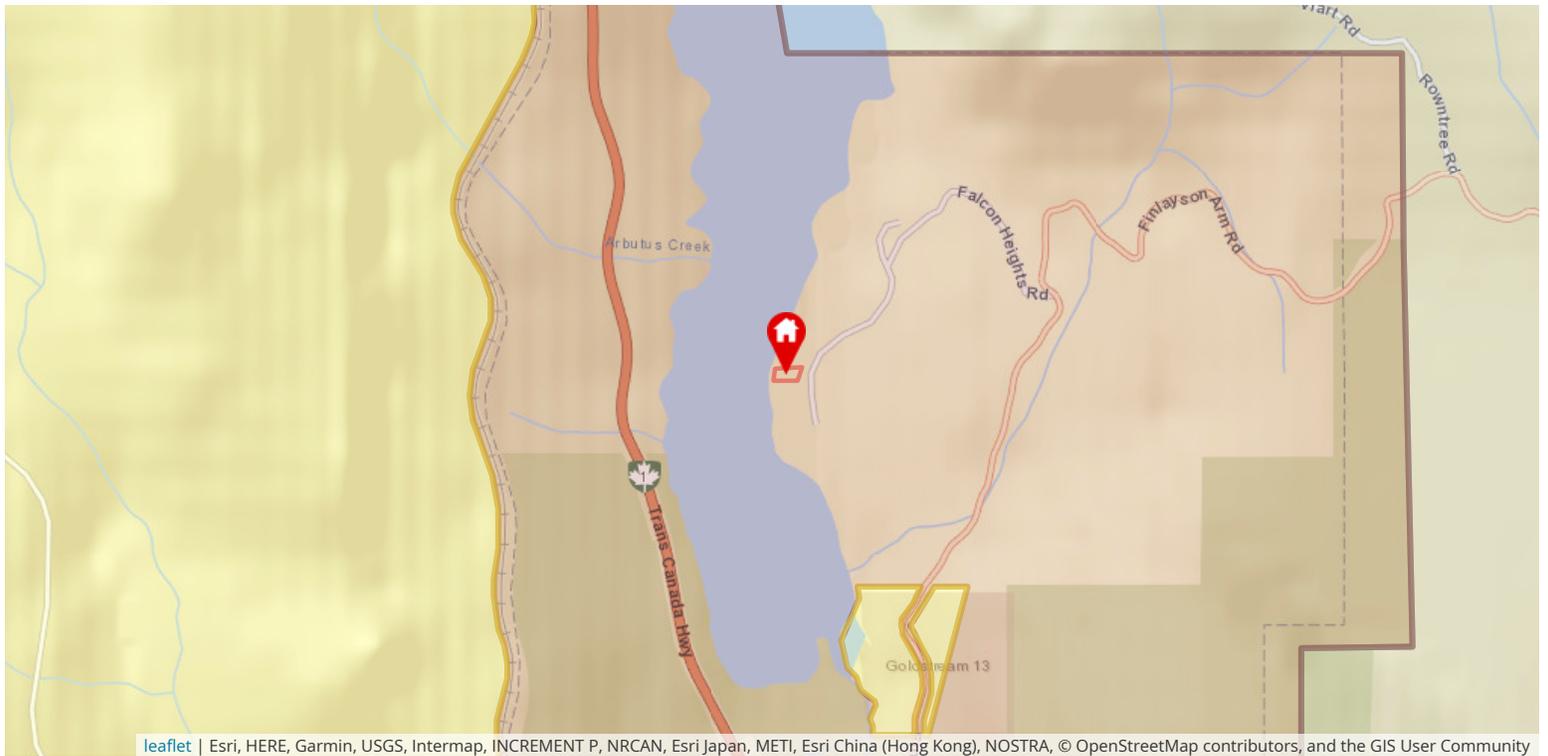
## Frequent Transit Development Areas



### Subject Property Designations:

Not Applicable

## Municipal Boundaries



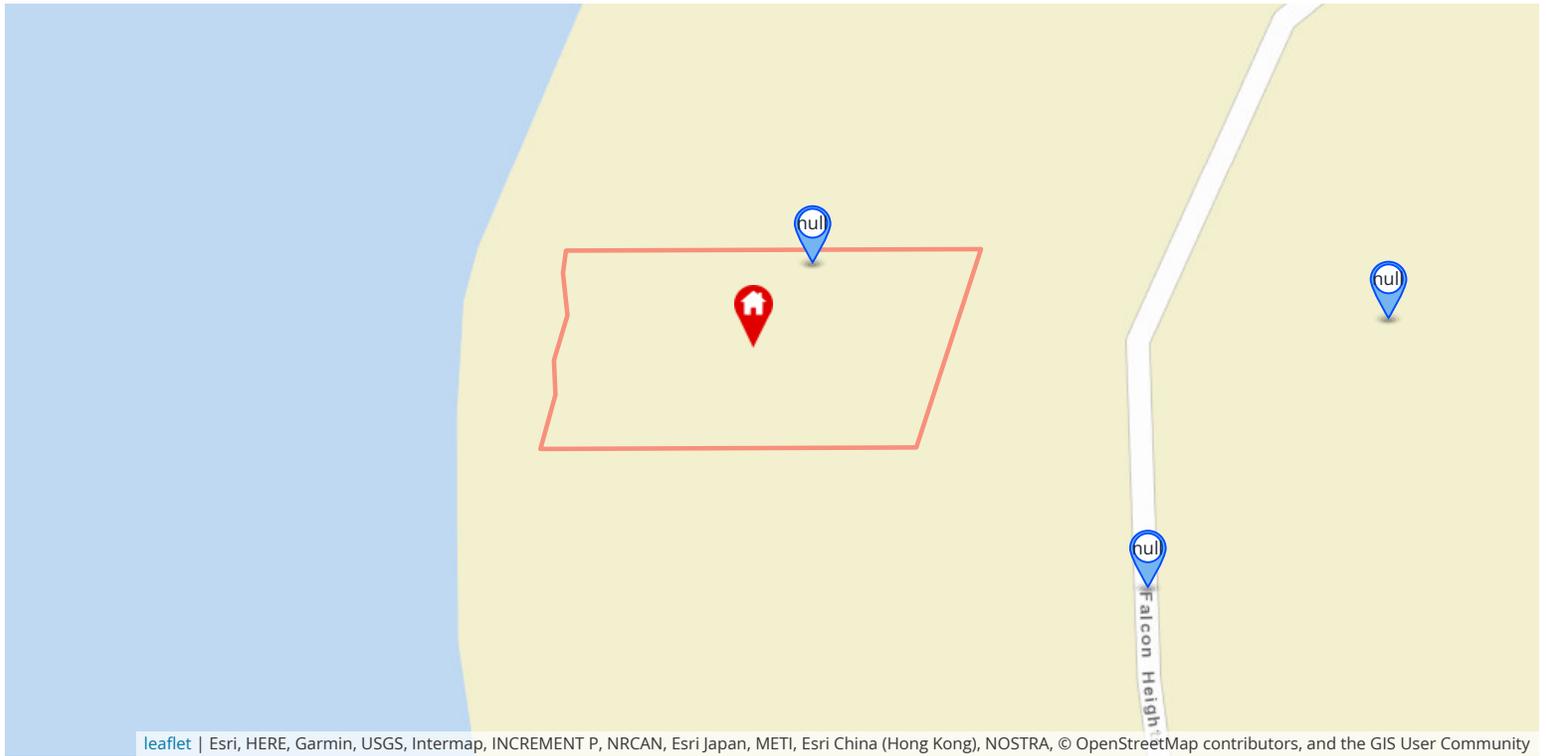
### Subject Property Designations:

Name: City of Langford

### Layer Legend:

- City of Langford
- Capital Regional District
- District of Highlands

## Groundwater Wells & Aquifers



**i** 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: [83024](#)

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: 300.0

Comments: PVC LINER; ALUMINIUM WELL LID; OPEN HOLE FROM 52-300' DIAMETER 6"

### Nearby:

Well Tag Number: [83024](#)

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: 300.0

Comments: PVC LINER; ALUMINIUM WELL LID; OPEN HOLE FROM 52-300' DIAMETER 6"

Well Tag Number: [34556](#)

Well Status Code: NEW

Well Class Code: UNK

Well Subclass:

Licensed Status Code: UNLICENSED

Intended Water Use Code: UNK

Well Location Description:

Diameter Inches: 6.5

Finished Well Depth Ft: 195.0

Comments: METHOD OF DRILLING = DRILLED

Well Tag Number: [83025](#)

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: 260.0

Comments: DRILLER DIDN'T THINK LINER WAS NEEDED AS GOOD CLAY

## Floodplains



### Subject Property Designations:

Status: Not in Floodplain

## Watershed - Wetlands



### Subject Property Designations:

No Watersheds on selected Parcel

## Electrical Transmission Lines



### Subject Property Designations:

Not Applicable

### Nearby:

**Circuit Name:** None

Transmission Line ID: 285

Circuit Description: None

Voltage: None

Owner: Unknown

Source Date: 2016-12-14

## Railroads



### Subject Property Designations:

Not Applicable

### Nearby:

- Track Name: None
- Track Classification: Main
- Use Type: Freight and Passenger
- Status: Operational
- Operator: Southern Railway of Vancouver Island
- Track User 1: None
- Track User 2: None
- Track User 3: None
- Track User 4: None

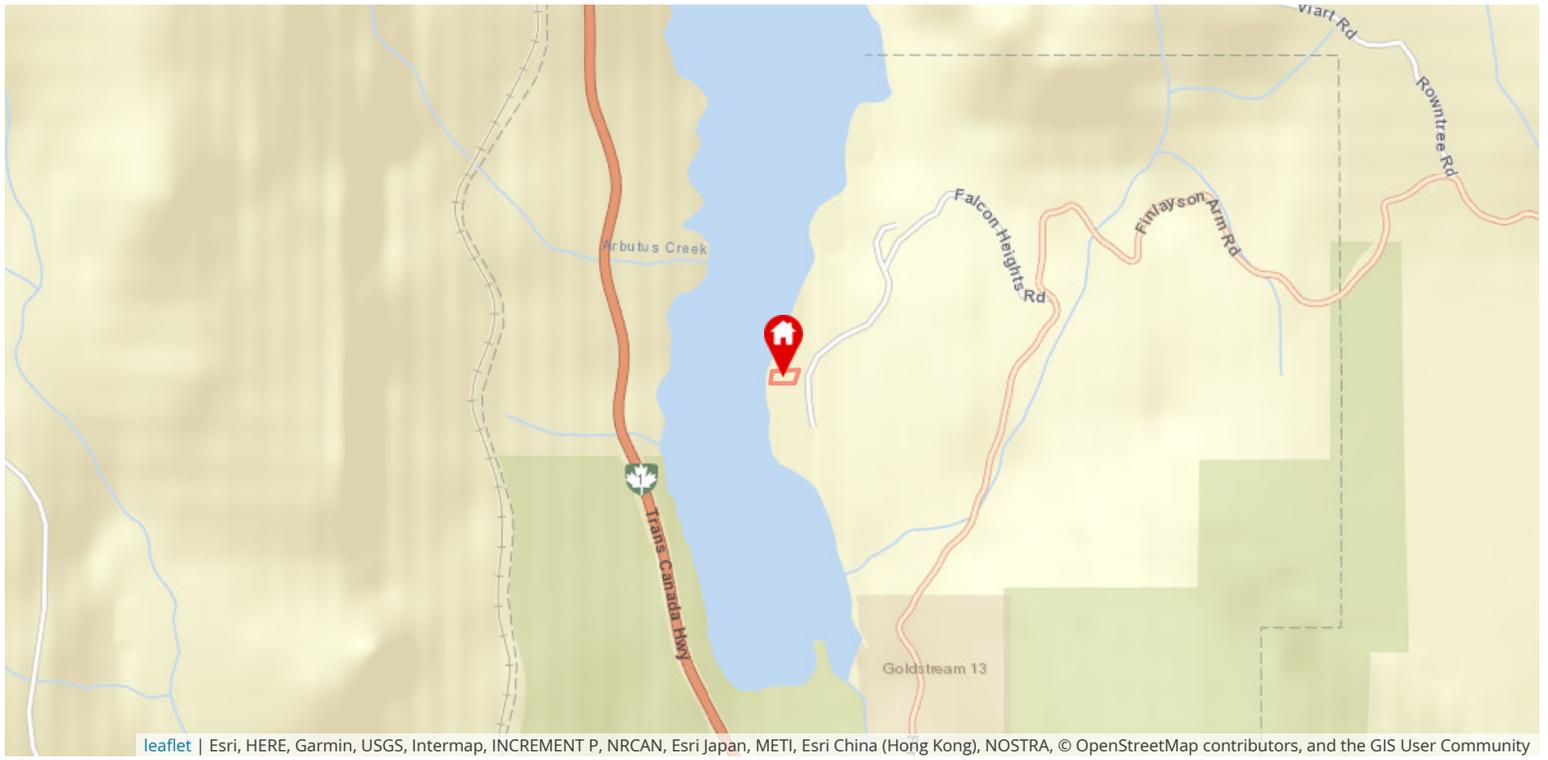
## Tie Lines



### Subject Property Designations:

Property is not a Tied Parcel

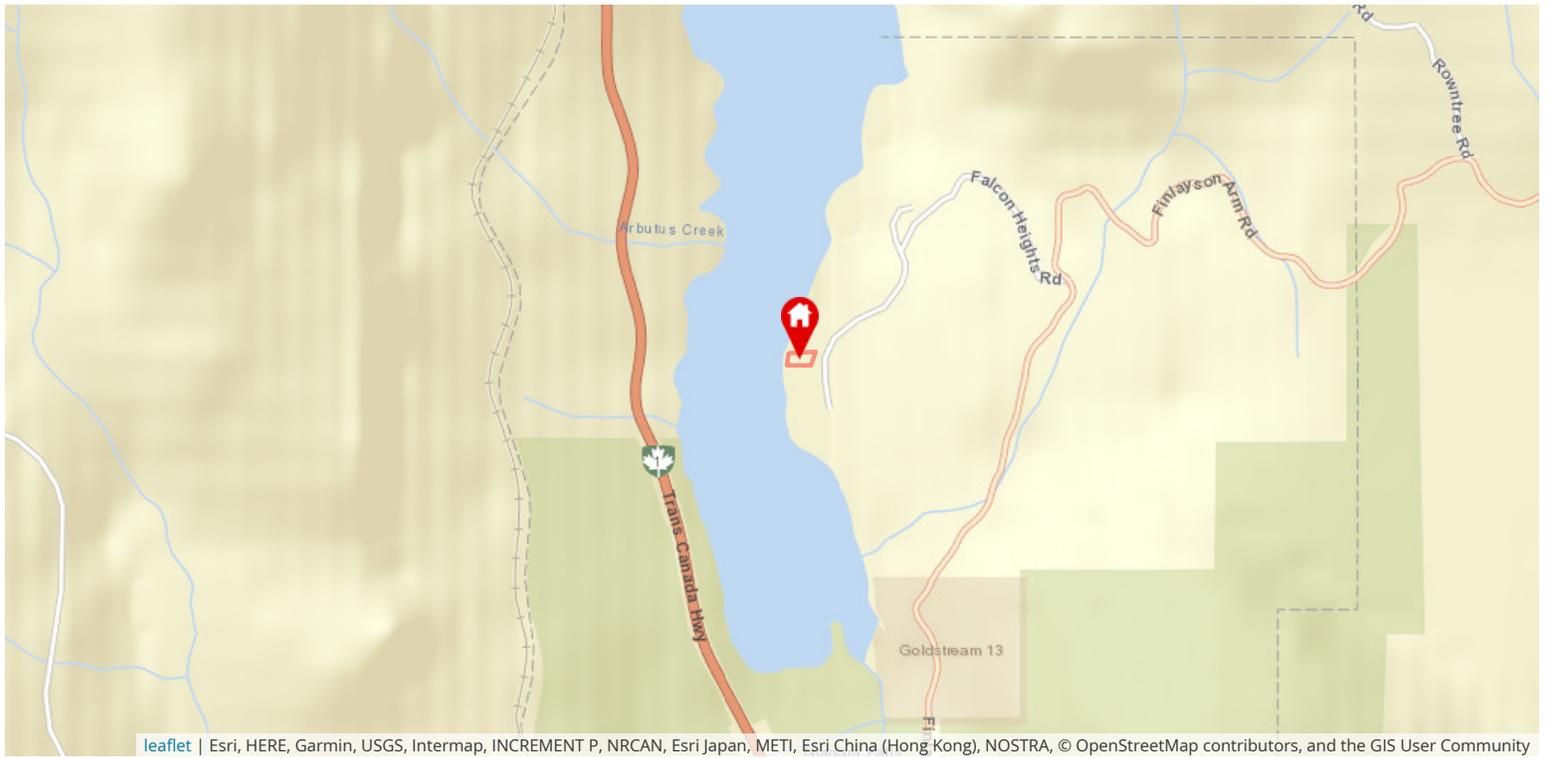
## Active Development



### Subject Property Designations:

No Development Applications

## Inactive Development



### Subject Property Designations:

No Development Applications

## BC Contaminated Sites



### Subject Property Contaminated Site:

Not Applicable

### Layer Legend:

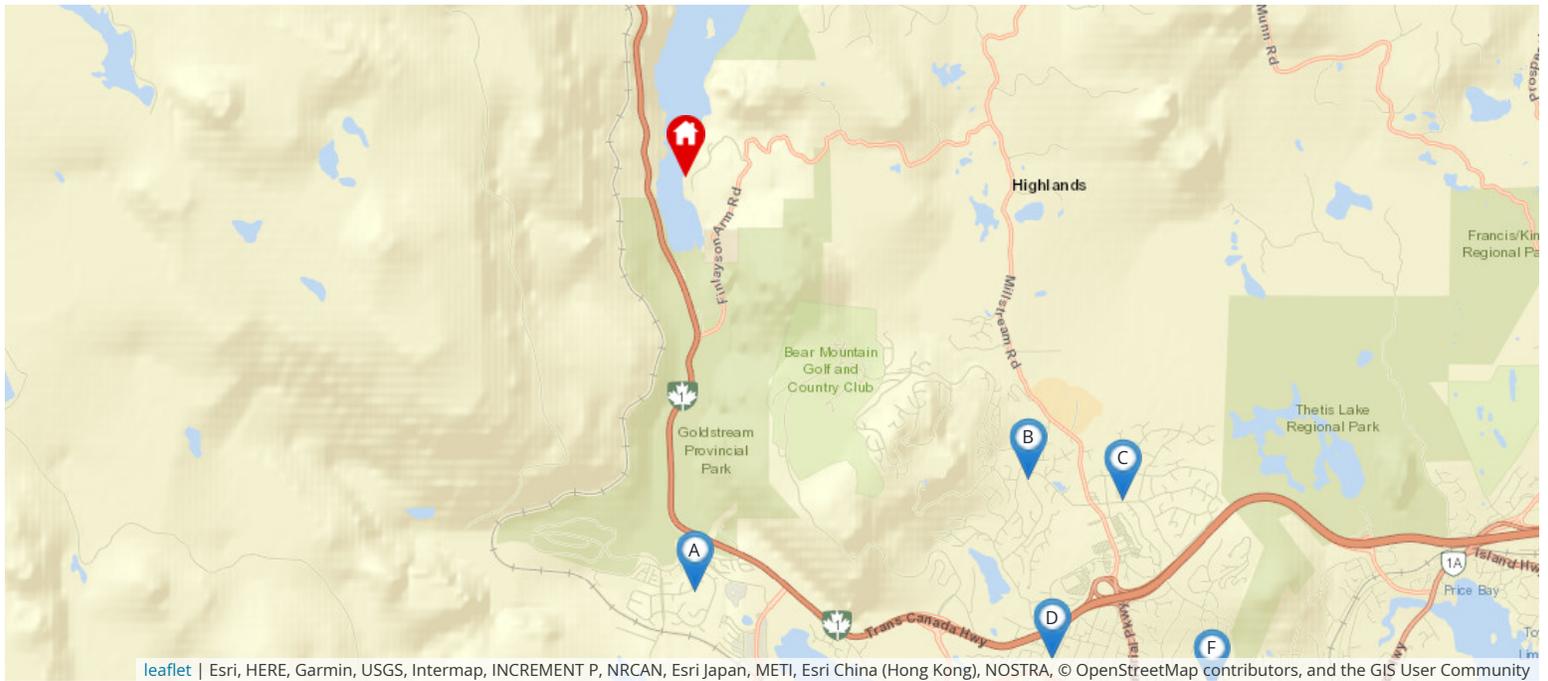
Label	Details
A	<p>Address: HANINGTON ROAD (BEAR MOUNTAIN RESORT), VICTORIA Common Name: BEAR MOUNTAIN RESORT AND GOLF COURSE Site ID: 17496 Env Remediation Site ID: 84530144 Regional File No: - Victoria File No: 26250-20/17496 Description: LAT/LONG VERIFIED USING GOOGLE EARTH ON DECEMBER 30, 2014. <a href="#">Go to BC Contaminated Sites Registry</a></p>

## Canada Energy Regulator Pipelines



## Nearest Schools

### Nearby Elementary Schools



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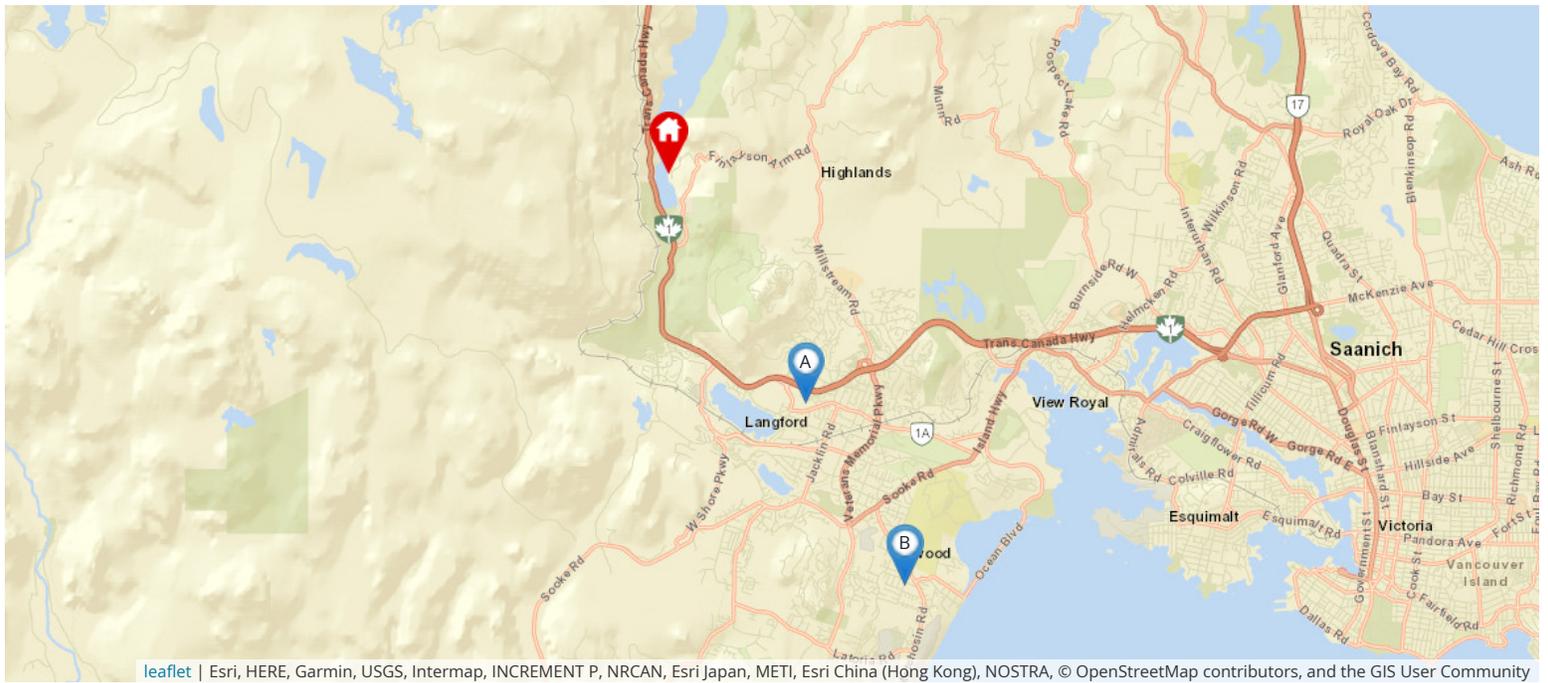
**Legend:** Subject Property Catchment School Other Schools

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 <a href="#">Willway</a>	K - 5	<a href="#">SD 62</a>	Victoria		1 hour 38 mins	6.9 km	11 mins	n/a
B <a href="#">Lakewood</a>	K - 5	<a href="#">SD 62</a>	Victoria		1 hour 55 mins	7.8 km	14 mins	n/a
C <a href="#">Millstream</a>	K - 6	<a href="#">SD 62</a>	Victoria		1 hour 58 mins	8.2 km	14 mins	n/a
D <a href="#">Ruth King</a>	K - 5	<a href="#">SD 62</a>	Langford		2 hours 4 mins	8.7 km	13 mins	n/a
E <a href="#">Lighthouse Christian Academy</a>	K - 12	Independent	Victoria		1 hour 58 mins	8.2 km	15 mins	n/a
F <a href="#">Savory</a>	K - 5	<a href="#">SD 62</a>	Victoria		2 hours 25 mins	10.2 km	14 mins	n/a

## Nearby Middle Schools



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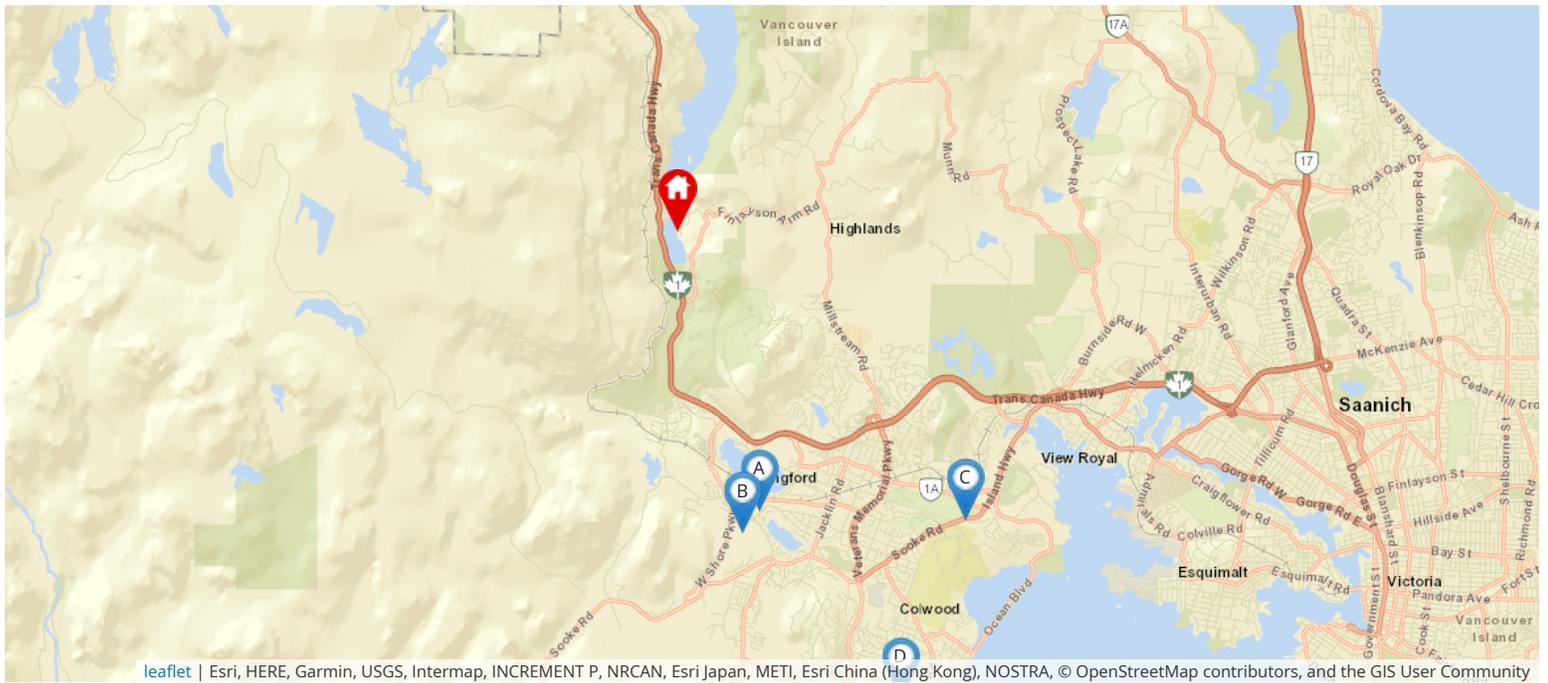
Legend: Subject Property Catchment School Other Schools

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 <a href="#">Spencer Middle</a>	6 - 8	<a href="#">SD 62</a>	Victoria		1 hour 55 mins	8.1 km	12 mins	n/a
B <a href="#">Dunsmuir Middle</a>	6 - 8	<a href="#">SD 62</a>	Victoria		3 hours 0 mins	12.7 km	21 mins	n/a
C <a href="#">Westmont</a>	K - 12	Independent	Victoria	Montessori	3 hours 59 mins	17.2 km	27 mins	n/a
D <a href="#">Journey Middle</a>	6 - 8	<a href="#">SD 62</a>	Sooke		8 hours 11 mins	35.2 km	33 mins	n/a

## Nearby Secondary Schools



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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 Belmont	9 - 12	SD 62	Victoria	AP Program	1 hour 58 mins	8.3 km	14 mins	n/a
B Lighthouse Christian Academy	K - 12	Independent	Victoria		1 hour 58 mins	8.2 km	15 mins	n/a
C Brookes Westshore	6 - 12	Independent	Shawnigan Lake		2 hours 42 mins	11.5 km	19 mins	n/a
D Royal Bay	9 - 12	SD 62	Victoria	Secondary Ungraded	3 hours 23 mins	14.3 km	23 mins	n/a
E Westmont	K - 12	Independent	Victoria	Montessori	3 hours 59 mins	17.2 km	27 mins	n/a
F Edward Milne	9 - 12	SD 62	Sooke	AP Program	7 hours 35 mins	32.7 km	30 mins	n/a

## Walk Score

1709 FALCON HEIGHTS RD Langford, V9B 6H6



Car-Dependent

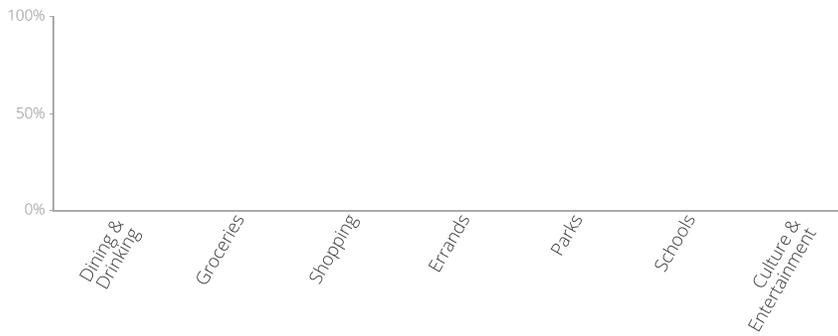
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 0 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

