



PROPERTY REPORT

377 SEYMOUR HT

Rural

V8K 2B6

Canada

PID: 001-700-502

APRIL 29, 2025



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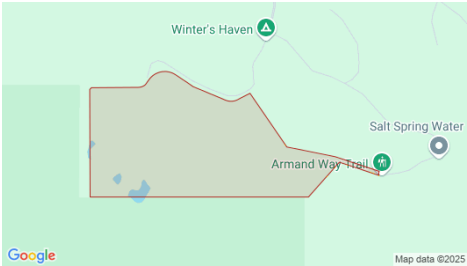
South Island Property Excellence

REALTOR®. Member of the Canadian Real Estate Association and more.

Summary Sheet

377 SEYMOUR HT Rural BC V8K 2B6

PID	001-700-502
Registered Owner	WI*, C*
Legal Description	LOT 1, SECTION 79, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 42461
Plan	VIP42461
Zoning	RU1 - Rural Uplands 1
Community Plan(s)	LAP: Salt Spring Island (Upland), not in ALR



Year Built	1993	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	71.02 acres	Bedrooms	4
Bathrooms	5	Dimensions	-
Max Elev.	432.47 m	Min Elev.	310.55 m
Floor Area	5568 Ft²	Walk Score	-
Transit Score	-	Annual Taxes	\$22,646.58

ASSESSMENT

	2024	%	2025
Building	\$2,354,000	0.00	\$2,354,000
Land	\$2,189,000	↓ -11.15	\$1,945,000
Total	\$4,543,000	↓ -5.37	\$4,299,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$4,299,000	↑ 75.47
Sales History	20/10/2017	\$2,450,000	↑ 96
	19/09/1996	\$1,250,000	↓ -1
	21/01/1994	\$1,258,049	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
643828	Expired 30/06/2016	1112	\$2,850,000 /	Sotheby's International Realty Canada SSI
929262	Cancelled	317	\$11,975,000 /	Sotheby's International Realty Canada
844523	Cancelled	1001	\$11,975,000 /	Sotheby's International Realty Canada

DEVELOPMENT APPLICATIONS

-

SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Nearest School	Salt Spring	64GO
School District	SD 64	SD 64
Grades	K - 7	8 - 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.

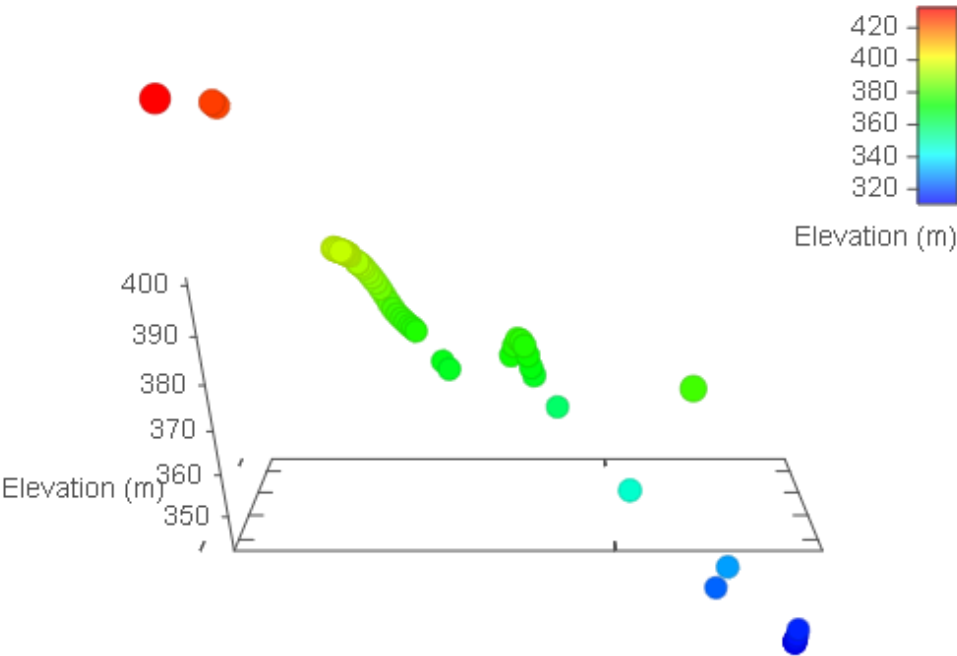
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography



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



Max Elevation: 432.47 m | Min Elevation: 310.55 m | Difference: 121.92 m

Property Identification & Legal Description

Address:	377 SEYMOUR HTS SALT SPRING ISLAND BC V8K 2B6		
Jurisdiction:	Gulf Islands Rural (764)		
Roll No:	304010	Assessment Area:	1
PID No:	001-700-502		
Neighbourhood:	Salt Spring Island	MHR No:	
Legal Unique ID:	A000010CJP		
Legal Description:	LOT 1, PLAN VIP42461, SECTION 79, COWICHAN LAND DISTRICT, PORTION SOUTH SALT SPRING		

2024 Municipal Taxes

Gross Taxes:	\$22,647
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2025 Assessed Values

VALUATION:				
	Value:	Land	Improve	Total
		\$1,945,000	\$2,354,000	\$4,299,000
GENERAL:				
		Land	Improve	Total
	Gross Value:	\$1,945,000	\$2,354,000	\$4,299,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$1,945,000	\$2,354,000	\$4,299,000
SCHOOL:				
		Land	Improve	Total
	Gross Value:	\$1,945,000	\$2,354,000	\$4,299,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$1,945,000	\$2,354,000	\$4,299,000
BC TRANSIT:				
		Land	Improve	Total
	Gross Value:	\$0	\$0	\$0
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$0	\$0	\$0

Last Three Sales Per BCA

	Conveyance Date	Price	Document No	Conveyance Type
	2017-10-20	\$2,450,000	CA6384275	Improved Single Property Transaction
	1996-09-19	\$1,250,000	EK105055	Improved Single Property Transaction
	1994-01-21	\$1,258,049	EH7756	Improved Single Property Transaction

Other Property Information

Lot SqFt:	3,100,165	Lot Width:	
Lot Acres:	71.17	Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	2 Acres Or More (Single Family Dwelling, Duplex)
School District:	Gulf Islands	Manual Class:	2 STY SFD - After 1990 - Custom
Vacant Flag:	No	Reg District:	Capital
BC Transit Flag:	No	Reg Hosp Dist:	Capital
Farm No:		Mgd Forest No:	
DB Last Modified:	2025-01-01	Rec Last Modified:	2025-01-01

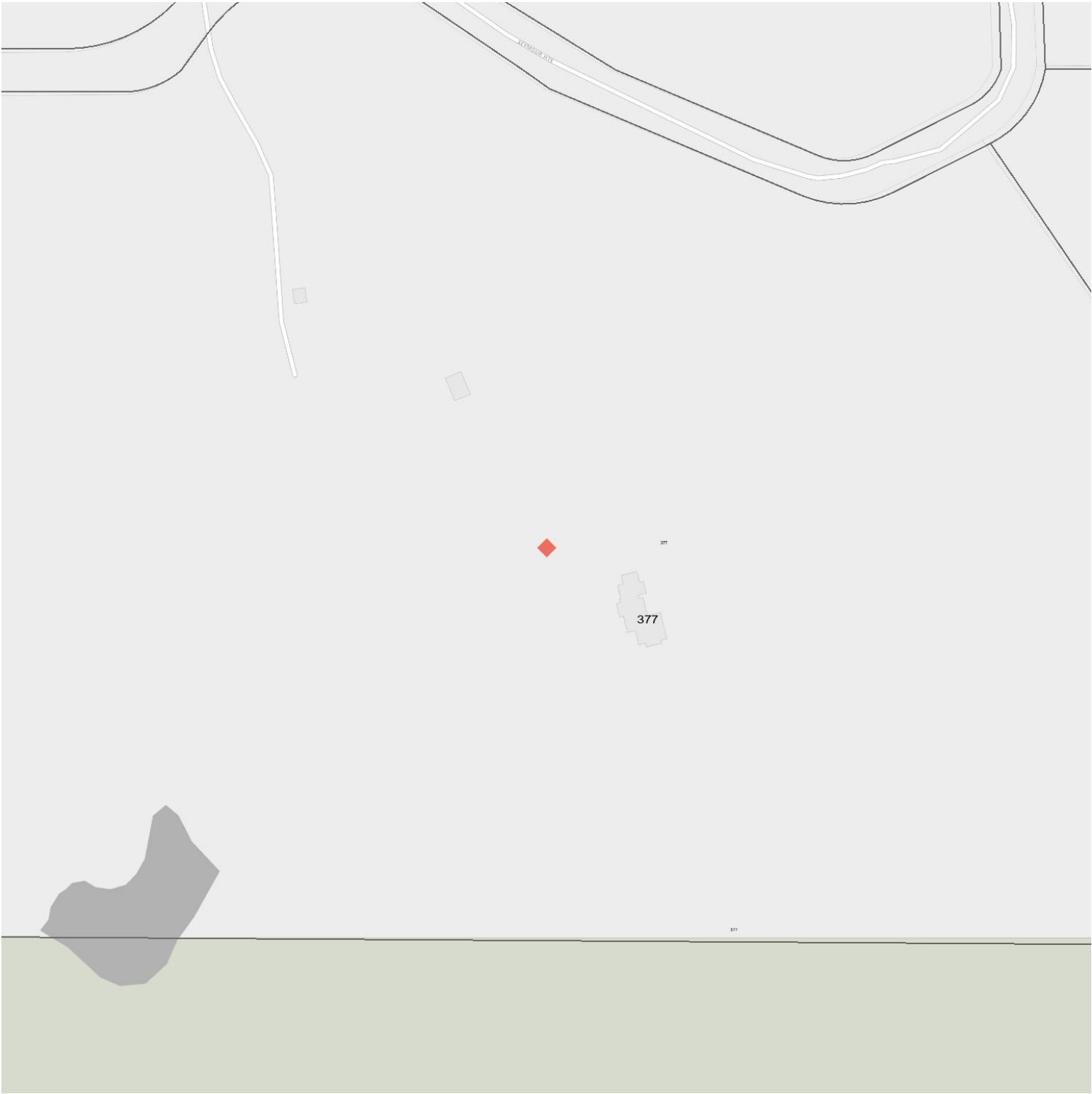
Assessment & Tax History

	Year	Assessed Value	Gross Taxes
	2024	\$4,543,000	\$22,647
	2023	\$4,189,000	\$18,320
	2022	\$3,967,000	\$17,201
	2021	\$3,401,000	\$17,032

2020	\$3,132,000	\$15,762
2019	\$2,616,000	\$12,837
2018	\$2,183,000	\$11,206
2017	\$1,949,000	\$10,980
2016	\$1,859,000	\$11,538
2015	\$1,967,000	\$12,326
2014	\$1,802,000	\$11,056
2013	\$1,824,000	\$10,628
2012	\$1,873,000	\$10,382
2011	\$0	\$10,526
2010	\$2,117,000	\$10,947
2009	\$2,045,000	\$9,979
2008	\$2,045,000	\$9,455
2007	\$1,301,393	\$6,429
2006	\$1,195,393	\$6,323
2005	\$1,069,300	\$6,180
2004	\$908,300	\$5,995
2003	\$813,300	\$5,745
2002	\$691,300	\$5,083
2001	\$666,300	\$5,027

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

 Not Active

 Other
-  Covenant

 Right of Way

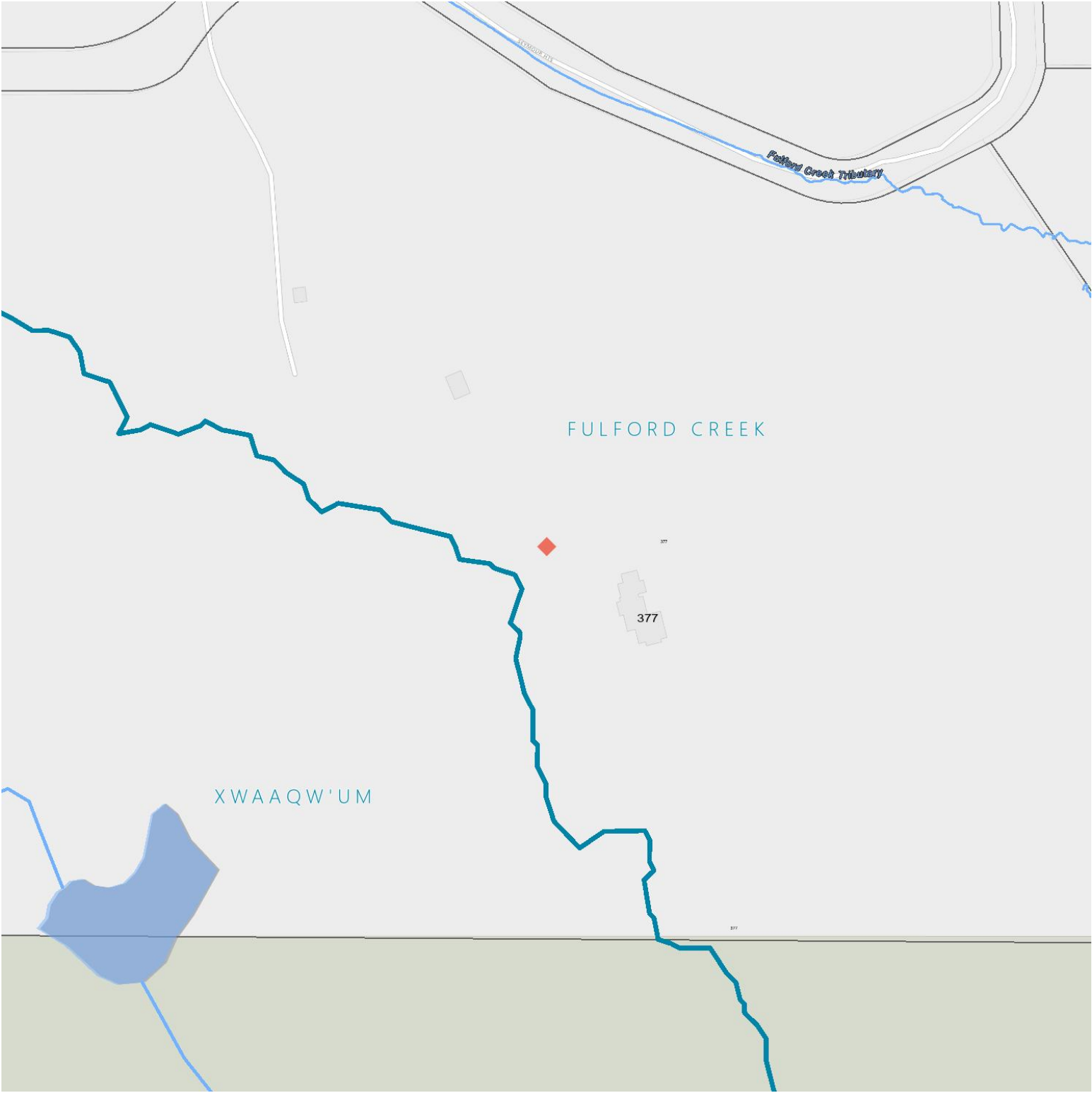
 Not Active
-  Lease or License

 Covenant

 Service Code
-  Other

 Lease or License

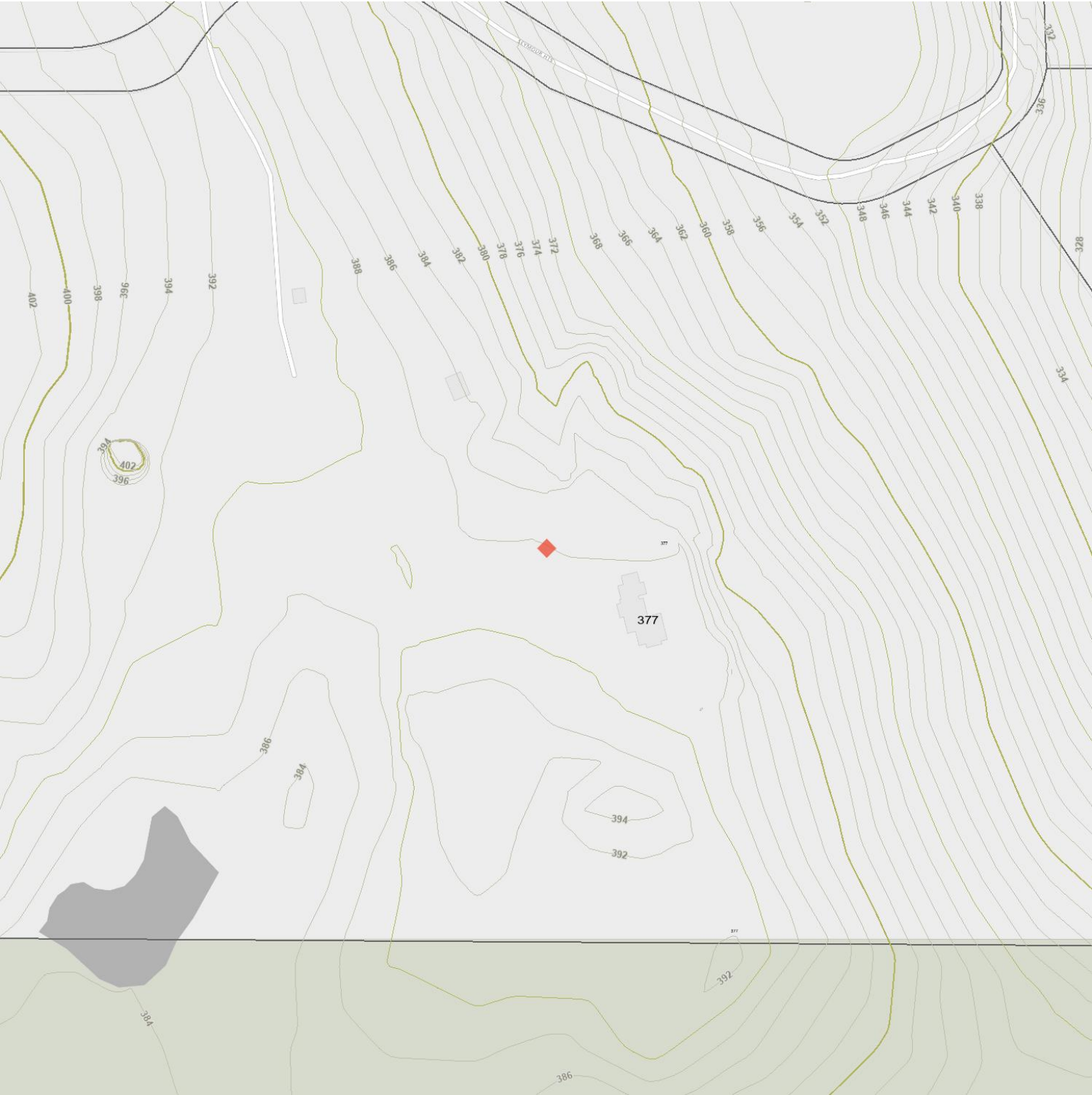
Water Features & Drainage



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



Subject Property Designations:

Area: Gulf Islands

Sub-Area: GI Salt Spring

Layer Legend:

● GI Salt Spring

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: RU1 Description: Rural Uplands 1
Official Community Plan	Not Applicable
Neighbourhood Community Plan	Not Applicable
Local Area Plan	Salt Spring Island (Upland)
Proposed Plans	Not Applicable
Development Permit Area	Not Applicable
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
StatsCan CMA/CA, 2021	Not Applicable
Floodplain Data	Status: Not in Floodplain
Frequent Transit Development Areas	Not Applicable

Zoning



Subject Property Designations:

Code: **RU1**
Description: Rural Uplands 1

Layer Legend:

	Code	Description
■	RU1	Rural Uplands 1

Official Community Plan



Subject Property Designations:

Not Applicable

Neighbourhood Community Plan



Subject Property Designations:

Not Applicable

Local Area Plan



Subject Property Designations:

Salt Spring Island (Upland)

Layer Legend:

- Salt Spring Island (Upland)

Land Use

Proposed Plans



Subject Property Designations:

Not Applicable

Land Use

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:

Not Applicable

Floodplain Data



Subject Property Designations:

Status: Not in Floodplain

Frequent Transit Development Areas



Subject Property Designations:
Not Applicable

Municipal Boundaries



Subject Property Designations:

Name: Islands Trust

Layer Legend:

● Islands Trust

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

BC Transmission Lines



BC Contaminated Sites



Subject Property Contaminated Site:

Not Applicable

Canada Energy Regulator Pipelines



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: 65328
Well Status Code: NEW
Well Class Code: WATR_SPPLY
Well Subclass: NA
Licensed Status Code: UNLICENSED
Intended Water Use Code: COM
Well Location Description:
Diameter Inches: 0.0
Finished Well Depth Ft: 200.0
Comments: CASING METHOD OF DRILLING = DRILLED; WELL RECORD X-REF'D AND ASSOCIATED WITH G/W LICENSE APPLICATION; WELL USE=7 COMMERCIAL GUEST UNITS AND A HOME-BASED NATUROPATHIC CLINIC; PREVIOUS OWNER=MARANGONIE ALDO

Layer Legend:

Label	Details
A	Well Tag Number: 65328 Well Status Code: NEW Well Class Code: WATR_SPPLY Well Subclass: NA Licensed Status Code: UNLICENSED Intended Water Use Code: COM Well Location Description: Diameter Inches: 0.0 Finished Well Depth Ft: 200.0

Comments: CASING METHOD OF DRILLING = DRILLED; WELL RECORD X-REF'D AND ASSOCIATED WITH G/W LICENSE APPLICATION; WELL USE=7
COMMERCIAL GUEST UNITS AND A HOME-BASED NATUROPATHIC CLINIC; PREVIOUS OWNER=MARANGONIE ALDO

Nearest Schools

Nearby Elementary Schools



Legend: Subject Property Catchment School Other Schools

School District: **Gulf Islands (64)**

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Salt Spring	K - 7	SD 64	Salt Spring Island		2 hours 3 mins	9.2 km	12 mins	n/a
B Fulford Community	K - 7	SD 64	Salt Spring Island		2 hours 33 mins	11.2 km	14 mins	n/a
C 64GO	K - 7	SD 64	Salt Spring Island	Online Learning	2 hours 2 mins	9.2 km	12 mins	n/a
D Fernwood	K - 7	SD 64	Salt Spring Island		3 hours 47 mins	16.7 km	21 mins	n/a
E Galiano Community	K - 7	SD 64	Galiano Island		4 hours 52 mins	35.3 km	1 hour 48 mins	n/a
F Mayne Island	K - 7	SD 64	Mayne Island		4 hours 47 mins	29.2 km	1 hour 9 mins	n/a

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

School District: **Gulf Islands (64)**

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A 64GO	8 - 12	SD 64	Salt Spring Island	Online Learning	2 hours 2 mins	9.2 km	12 mins	n/a
B Gulf Islands Secondary	8 - 12	SD 64	Salt Spring Island	AP Program	2 hours 12 mins	9.8 km	14 mins	n/a
C Galiano Community	K - 12	SD64	Galiano Island		4 hours 52 mins	35.3 km	1 hour 48 mins	n/a
D Pender Islands	K - 12	SD 64	Pender Island	Secondary Ungraded, Neighbourhood Learning Centre - Early Learning; After school Programs for youth; Seniors; Community sport and recreation; Community use	5 hours 44 mins	34.8 km	1 hour 18 mins	n/a
E Saturna Island	10 - 12	SD 64	Saturna Island		5 hours 15 mins	41.4 km	2 hours 0 mins	n/a

Walk Score

377 SEYMOUR HT Rural, V8K 2B6



Car-Dependent

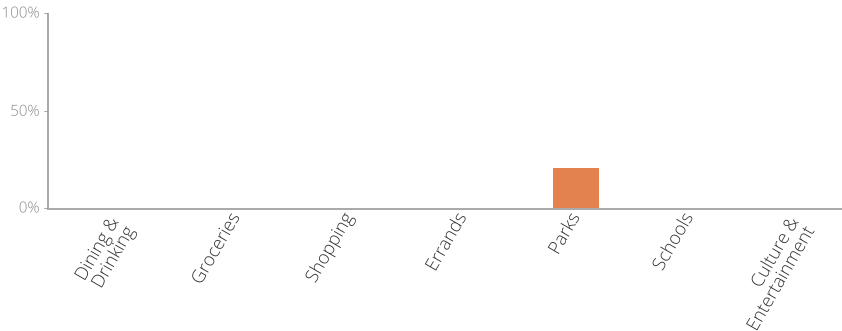
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 1 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

Q