



PROPERTY REPORT

377 SEYMOUR HT

Rural

V8K 2B6

Canada

PID: 001-700-502

JUNE 16, 2026



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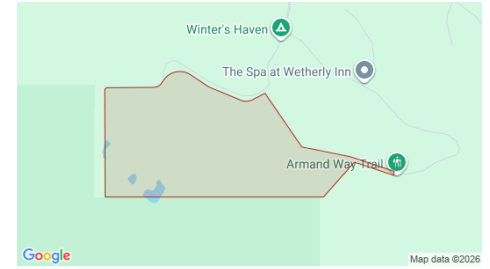
West Coast Property Excellence

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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	Floor Area	5568 Ft²
Bathrooms	5	Bedrooms	4
Max Elev.	432.47 m	Min Elev.	310.55 m
Walk Score	-	Transit Score	-
Tax Year	2026	Annual Taxes	\$22,970.29

ASSESSMENT

	2025	%	2026
Building	\$2,354,000	↓ -4.42	\$2,250,000
Land	\$1,945,000	↑ 2.42	\$1,992,000
Total	\$4,299,000	↓ -1.33	\$4,242,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$4,242,000	↑ 73.14
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
994803	Cancelled	188	\$11,975,000 /	Sotheby's International Realty Canada
929262	Cancelled	317	\$11,975,000 /	Sotheby's International Realty Canada
844523	Cancelled	1001	\$11,975,000 /	Sotheby's International Realty Canada

DEVELOPMENT APPLICATIONS

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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.

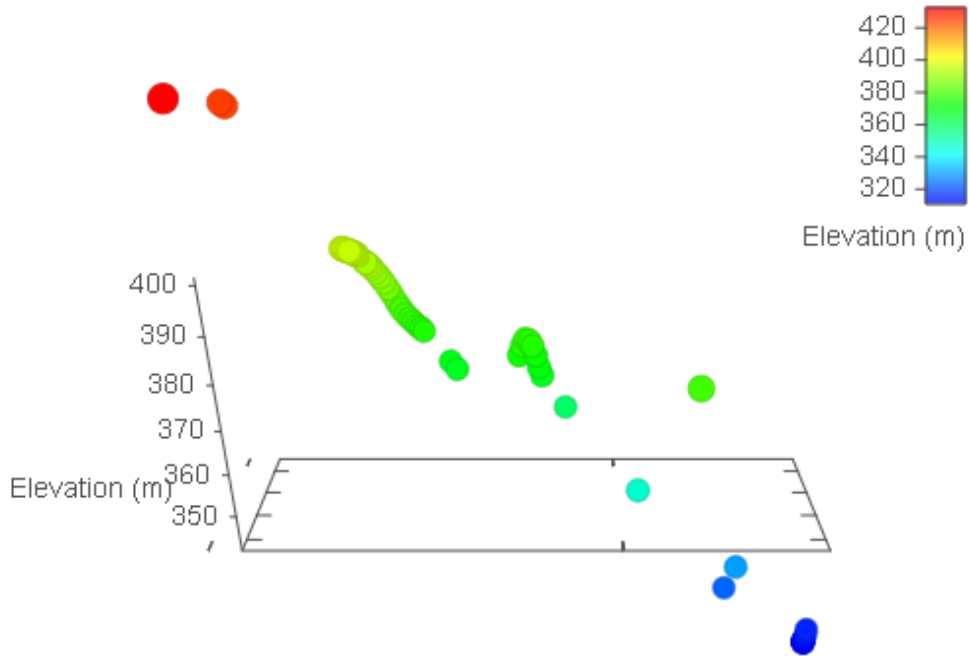
Google Views



Estimated Lot Dimensions and Topography

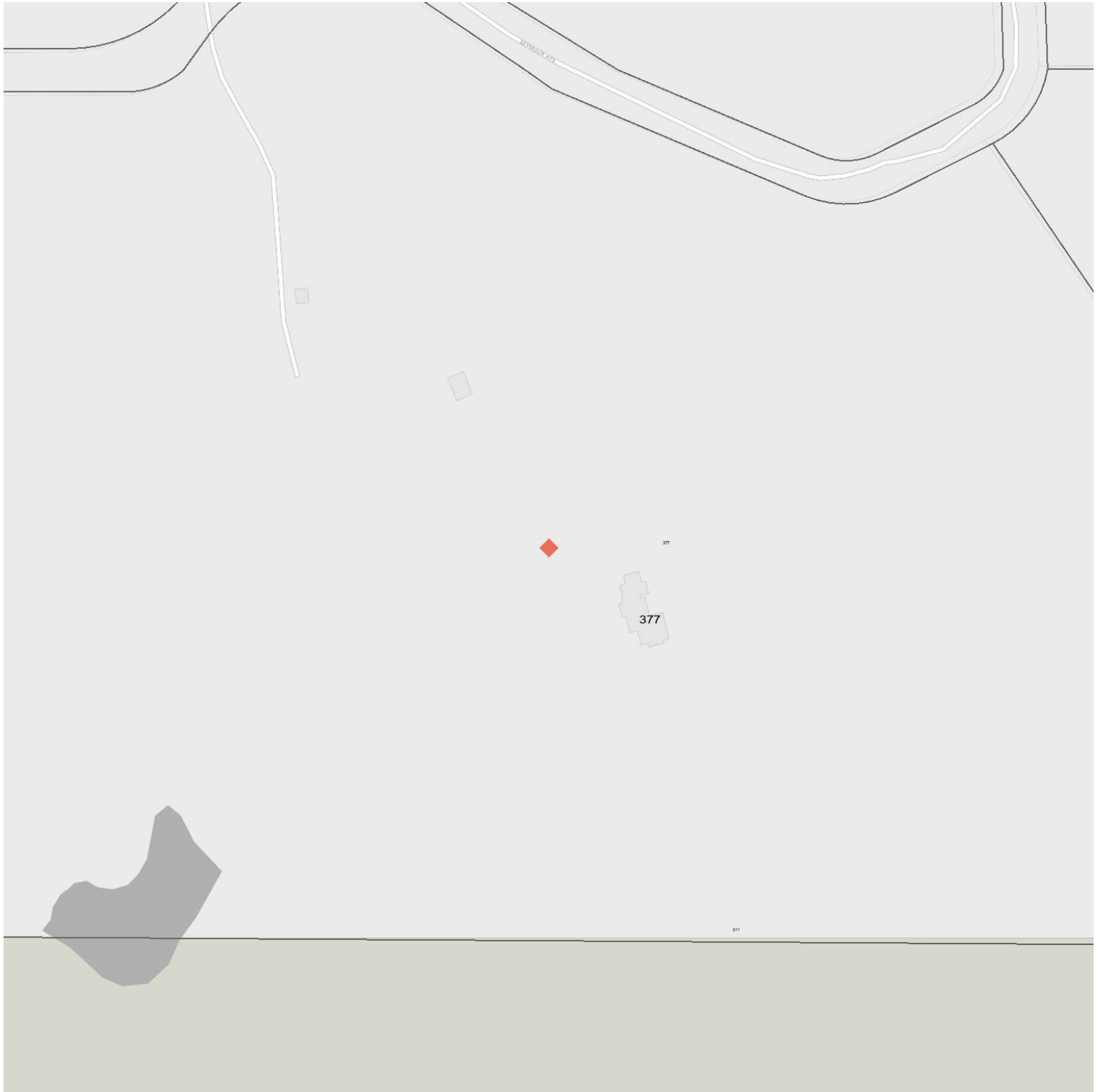


The lot dimensions shown are estimated and should be verified by survey plan.



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

Legal



Legend

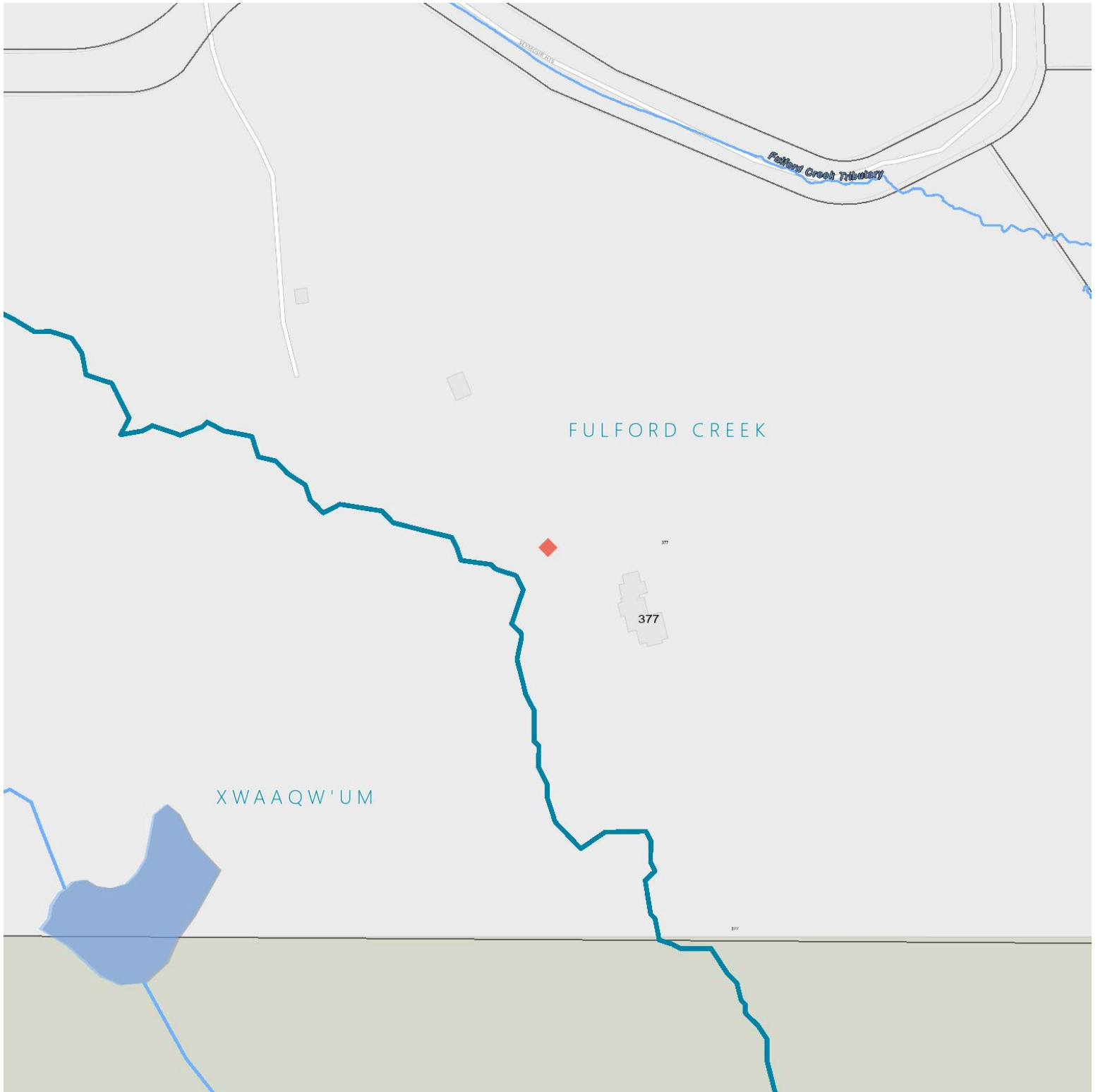
- Right of Way
- Not Active
- Other

- 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

Sub Areas



leaflet | Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCAN, Esri Japan, METI, Esri China (Hong Kong), NOSTRA, © OpenStreetMap contributors, and the GIS User Community

Subject Property Designations:

Area: Gulf Islands

Sub-Area: GI Salt Spring

Layer Legend:

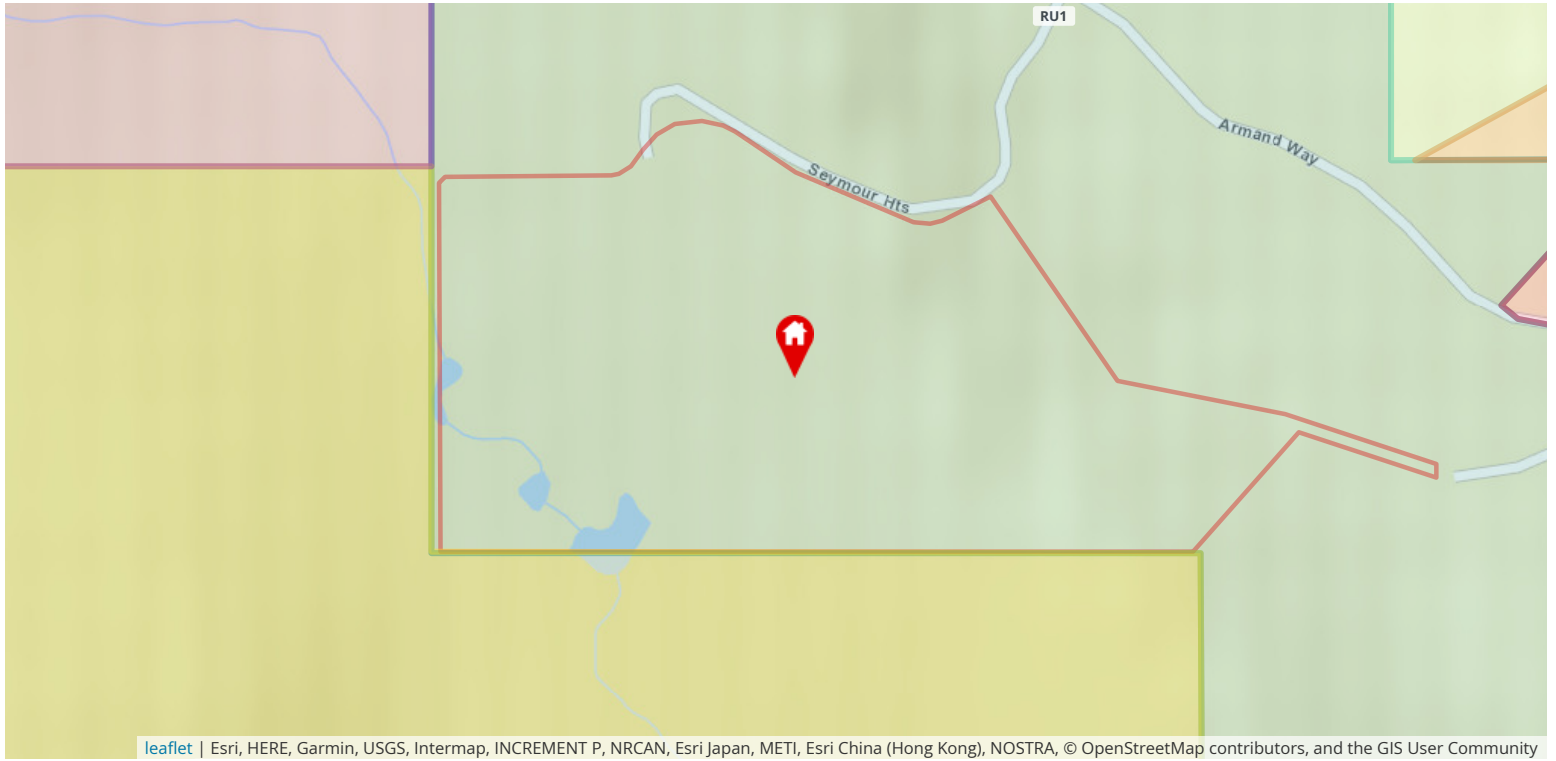
- GI Salt Spring

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: RU1 Description: Rural Uplands 1
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
Frequent Transit Development Areas	Not Applicable

Zoning



Subject Property Designations:

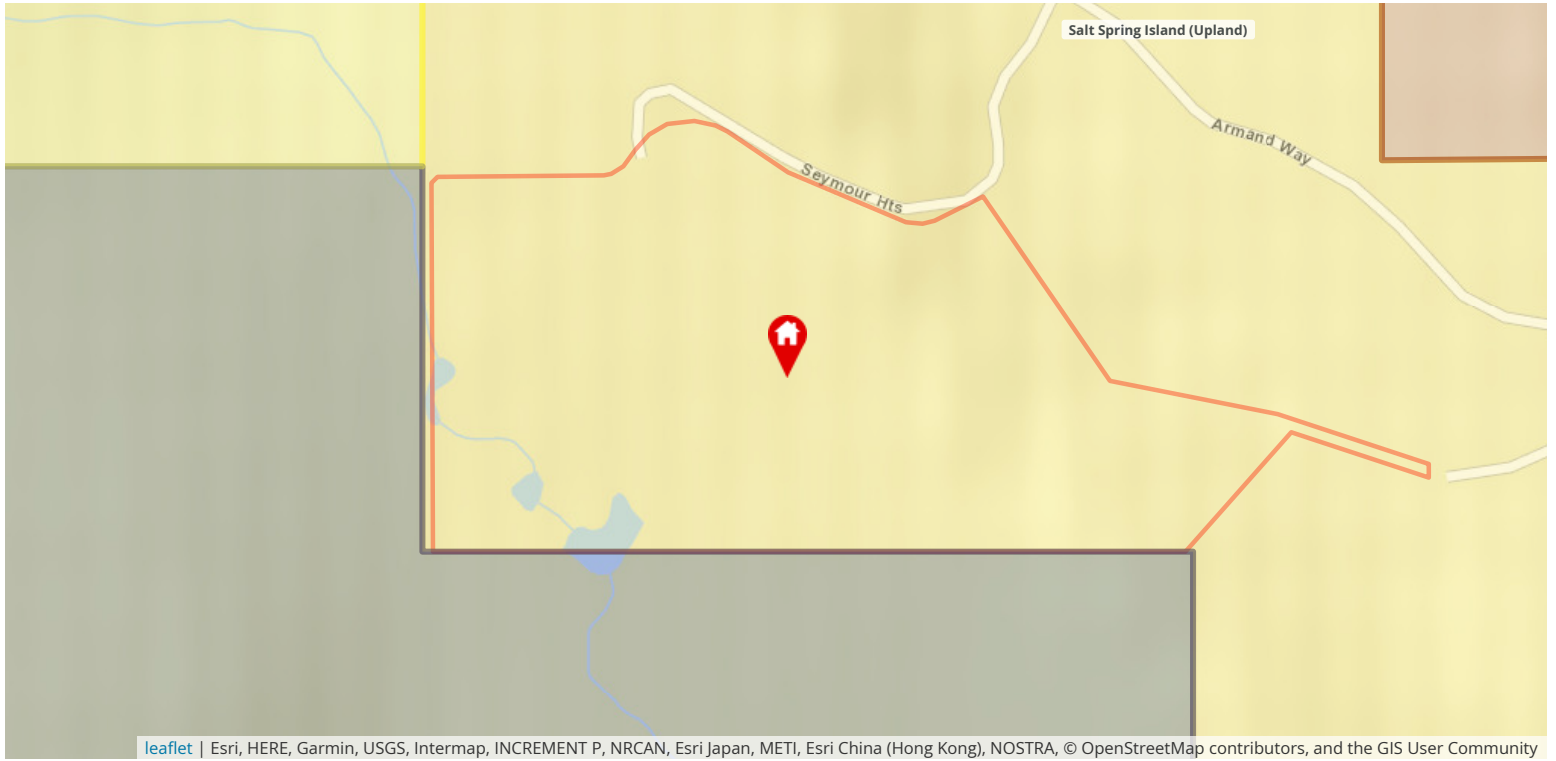
Code: [RU1](#)

Description: Rural Uplands 1

Layer Legend:

	Code	Description
■	RU1	Rural Uplands 1
■	PR5	Parks and Reserves 5
■	F1	Forestry 1
■	R(f)	Rural (zone variant f)
■	R	Rural
■	RU1(f)	Rural Uplands 1 (zone variant f)

Local Area Plan



Subject Property Designations:

Salt Spring Island (Upland)

Layer Legend:

- Salt Spring Island (Upland)
- Salt Spring Island (Park Recreation)
- Salt Spring Island (Forestry)
- Salt Spring Island (Rural Neighbourhoods)

Land Use

Proposed Plans



Subject Property Designations:

Not Applicable

Land Use

Development Permit Area



Subject Property Designations:

Not Applicable

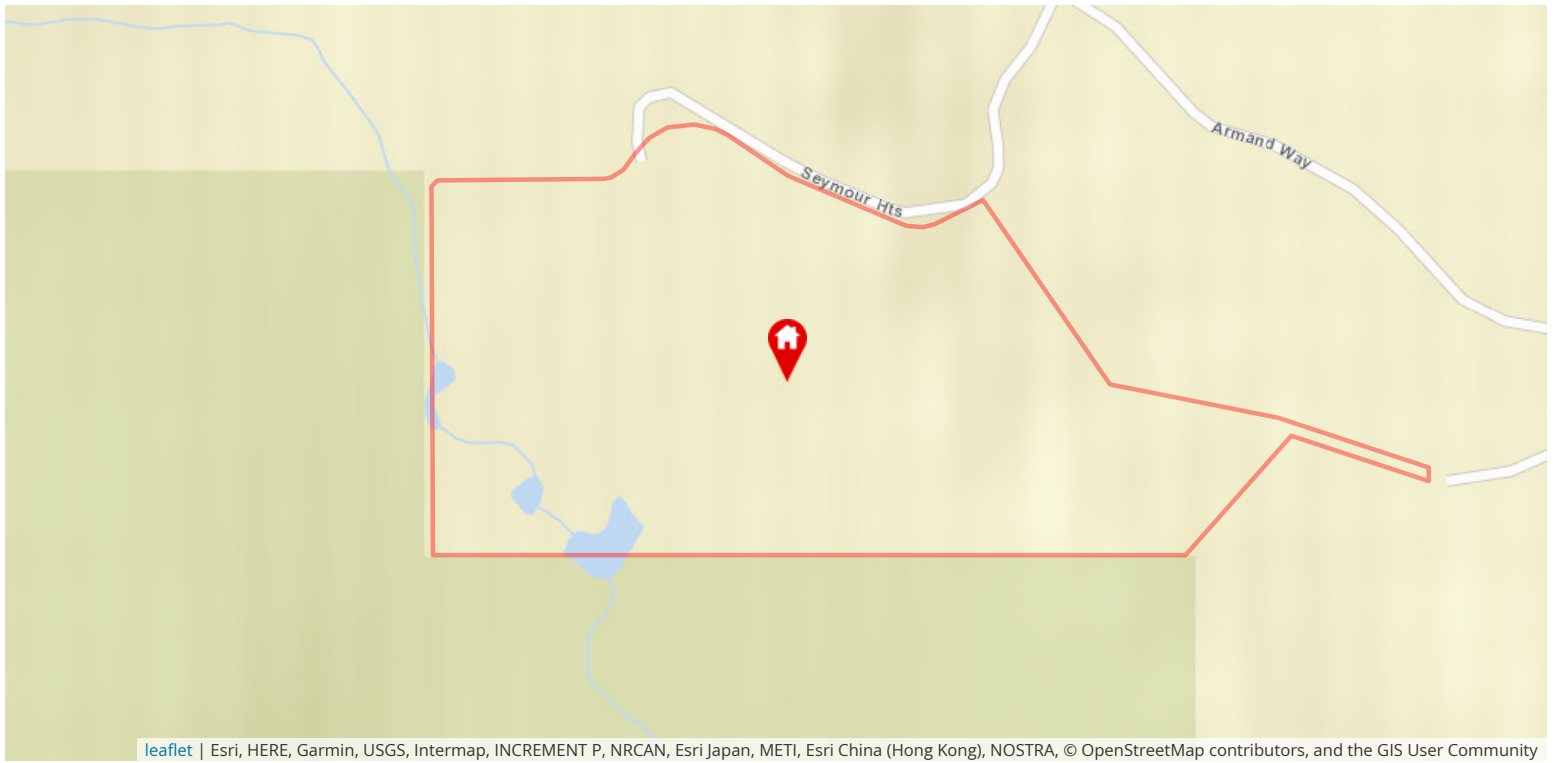
Agricultural Land Reserve



Subject Property Designations:

Status: Not in Agricultural Land Reserve

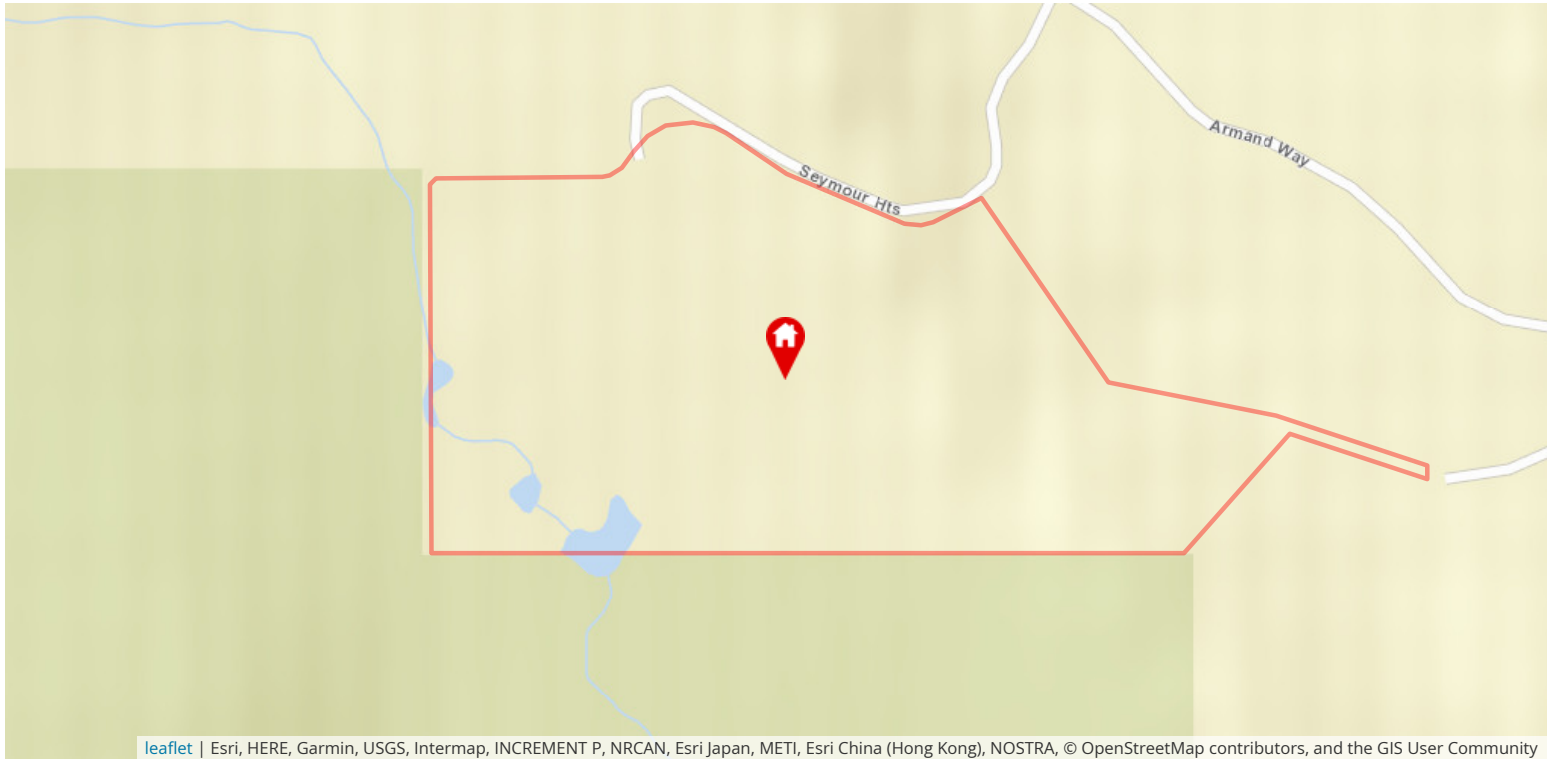
StatsCan CMA/CA, 2021



Subject Property Designations:

Not Applicable

Frequent Transit Development Areas



Subject Property Designations:

Not Applicable

Municipal Boundaries



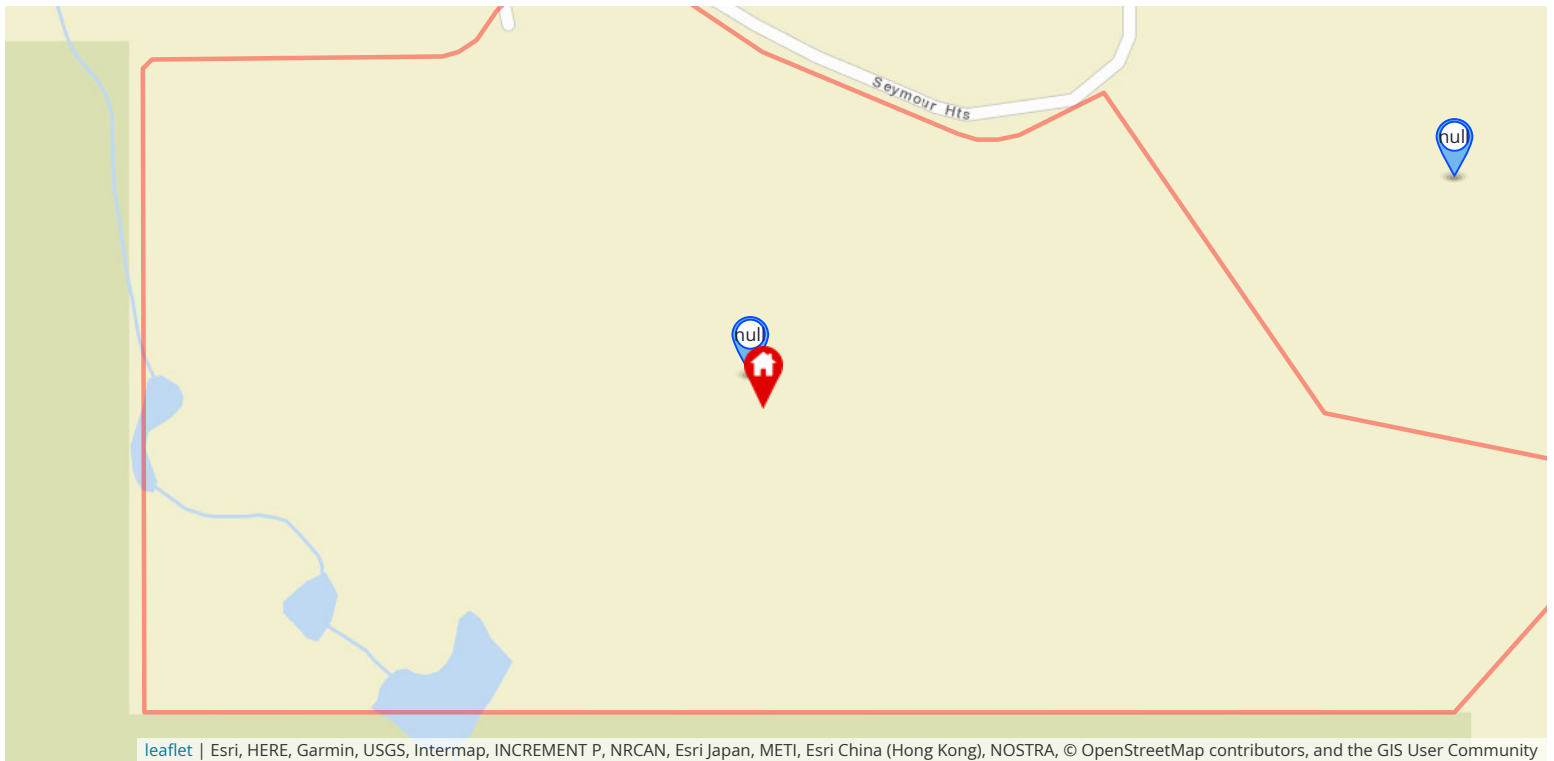
Subject Property Designations:

Name: Islands Trust

Layer Legend:

● Islands Trust

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: [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

Nearby:

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

Well Tag Number: [97640](#)

Well Status Code: NEW

Well Class Code: WATR_SPPLY

Well Subclass: NA

Licensed Status Code: UNLICENSED

Intended Water Use Code: DOM

Well Location Description: NOT PROVIDED

Diameter Inches:

Finished Well Depth Ft: 225.0

Comments: STEEL CASING. WORK METHOD: ROTARY.

Well Tag Number: [38821](#)

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: 6.0

Finished Well Depth Ft: 325.0

Comments: METHOD OF DRILLING = DRILLED

Floodplains



Subject Property Designations:

Status: Not in Floodplain

Watershed - Wetlands



Subject Property Designations:

No Watersheds on selected Parcel

Nearby:

Wetland Type: **Marsh**

Watershed Group Code: [VICT](#)

Electrical Transmission Lines



Subject Property Designations:

Not Applicable

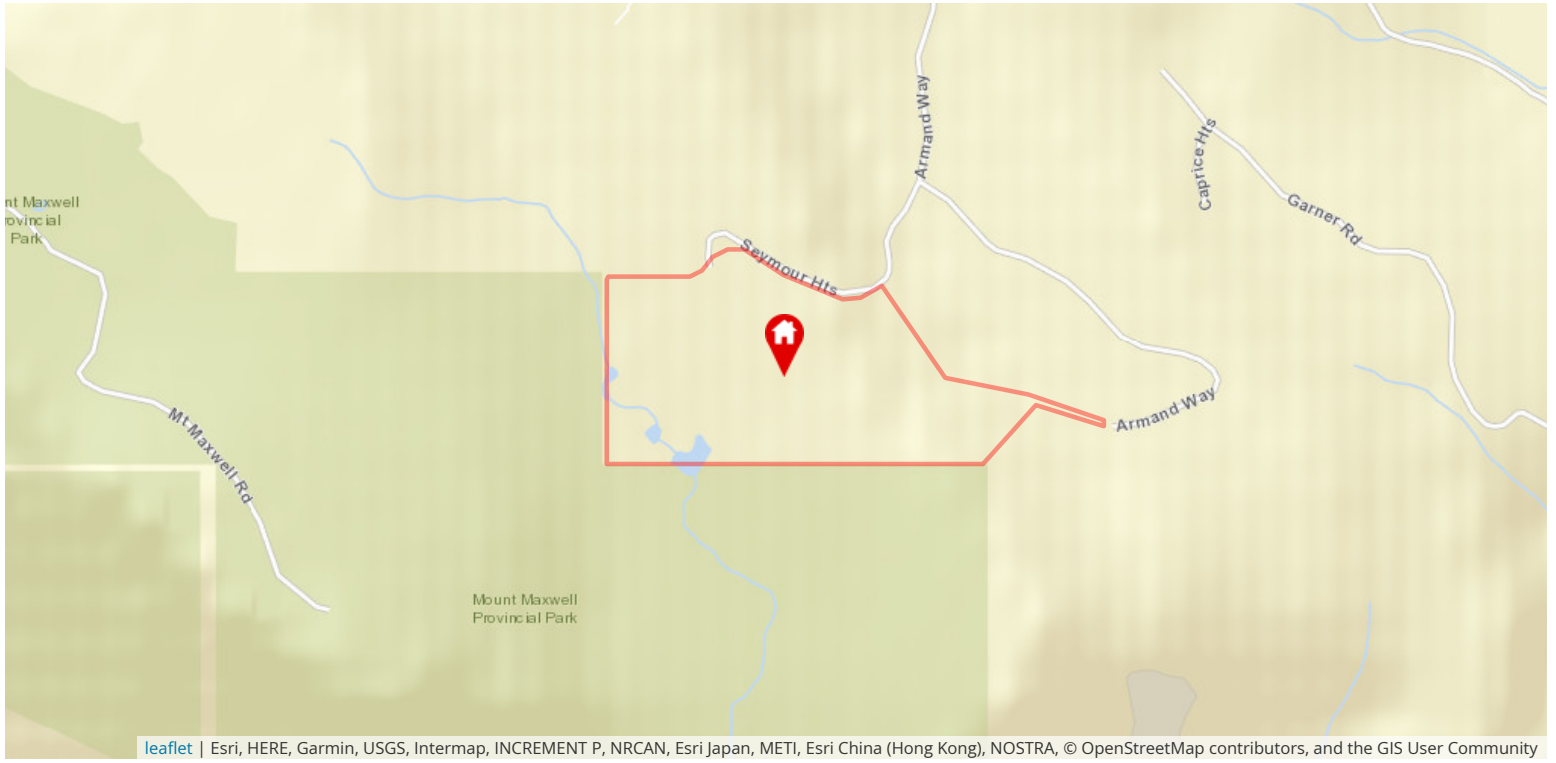
Railroads



Subject Property Designations:

Not Applicable

Active Development Applications



Subject Property Designations:

No Development Applications

Inactive Development Applications



Subject Property Designations:

No Development Applications

BC Contaminated Sites



Subject Property Contaminated Site:

Not Applicable

Canada Energy Regulator Pipelines



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 32 mins	11.2 km	13 mins	n/a
C 64GO	K - 7	SD 64	Salt Spring Island	Online Learning	2 hours 2 mins	9.2 km	11 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 53 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	11 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 53 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	1 hour 59 mins	n/a

Walk Score

377 SEYMOUR HT Rural, V8K 2B6



Car-Dependent

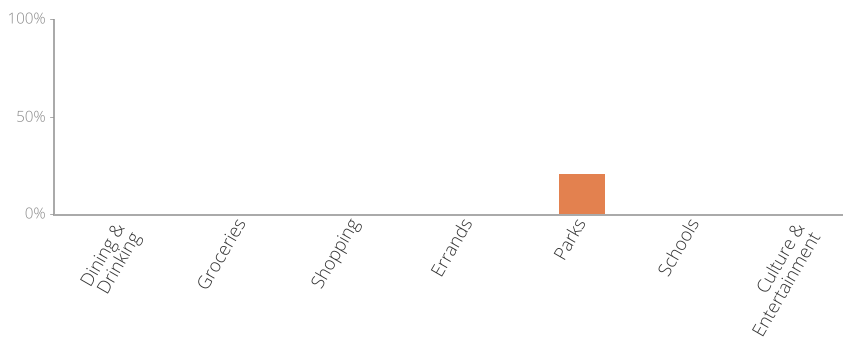
Almost all errands require a car



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

