

PROPERTY REPORT

1713 FALCON HEIGHTS RD

Langford

V9B 6H6

Canada

PID: 001-449-451

MAY 24, 2023



Brayden Klein
Sotheby's International Realty Canada
Victoria
P: +12505882466
O: +12503803933
bklein@sothebysrealty.ca
<https://www.victorialuxurygroup.com/>

Sotheby's
INTERNATIONAL REALTY

Victoria Luxury
Group

South Island Property Excellence

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

Summary Sheet

1713 FALCON HEIGHTS RD Langford BC V9B 6H6

PID	001-449-451
Registered Owner	WI*, L*
Legal Description	ALL THAT PART OF LOT 3, SECTION 41, HIGHLAND DISTRICT, PLAN 8771, LYING TO THE WEST OF FALCON HEIGHTS ROAD
Plan	VIP8771
Zoning	RR4 - Rural Residential 4
Community Plan(s)	OCP: Hillside or Shoreline , not in ALR



Year Built	1985	Structure	SINGLE FAMILY DWELLING
Lot Size	20989.24 ft²	Bedrooms	2
Bathrooms	2	Dimensions	-
Max Elev.	33.29 m	Min Elev.	22.17 m
Floor Area	2751 Ft²	WalkScore	-
TransitScore	-	Annual Taxes	\$4,848.00

ASSESSMENT

	2022	%	2023
Building	\$822,000	↑ 7.30	\$882,000
Land	\$368,000	↑ 28.80	\$474,000
Total	\$1,190,000	↑ 13.95	\$1,356,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$1,356,000	↑ 3.51
Sales History	07/10/2021	\$1,310,000	↑ 309.38
	27/10/2006	\$320,000	↑ 966.67
	21/05/1987	\$30,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
874126	Sold 06/07/2021	6	\$1,250,000 / \$1,310,000	Sotheby's International Realty Canada
405470	Sold 27/10/2006	23	\$349,900 / \$320,000	Queenswood Realty 1995 Ltd.

DEVELOPMENT APPLICATIONS

-

SCHOOL DISTRICT

	Nearest Elementary	Nearest Middle	Nearest Secondary
Nearest School	Willway	Spencer Middle	Belmont
School District	SD 62	SD 62	SD 62
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.

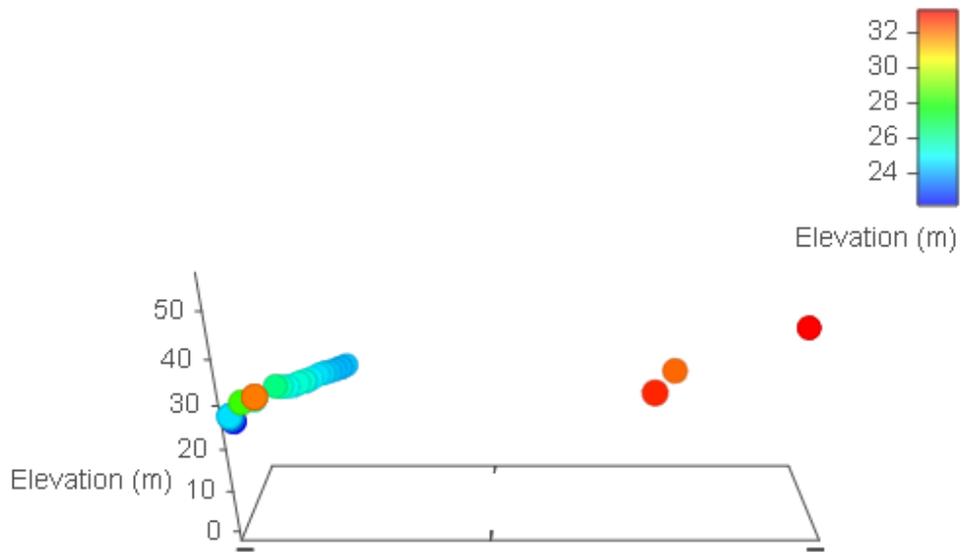
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography



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



Max Elevation: 33.29 m | Min Elevation: 22.17 m | Difference: 11.11 m

Property Identification & Legal Description

Address: 1713 FALCON HEIGHTS RD VICTORIA BC V9B 6H6
Jurisdiction: City of Langford
Roll No: 15106000 **Assessment Area:** 1
PID No: 001-449-451
Neighbourhood: Bear Mountain **MHR No:**
Legal Unique ID: A00000ZKTJ
Legal Description: Lot 3, Plan VIP8771, Section 41, Highland Land District, EXC THAT PT E OF FALCON HEIGHTS RD

2022 Municipal Taxes

Gross Taxes: \$4,848

2022 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$368,000	\$822,000	\$1,190,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$368,000	\$822,000	\$1,190,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$368,000	\$822,000	\$1,190,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$368,000	\$822,000	\$1,190,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$368,000	\$822,000	\$1,190,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$368,000	\$822,000	\$1,190,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$368,000	\$822,000	\$1,190,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2021-10-07	\$1,310,000	CA9418722	Improved Single Property Transaction
2006-10-27	\$320,000	FA128980	Improved Single Property Transaction
1972-07-15	\$12,400	A68951	Improved Single Property Transaction

Other Property Information

Lot SqFt:	22,216	Lot Width:	
Lot Acres:	0.51	Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Single Family Dwelling
School District:	Sooke	Manual Class:	2 STY SFD - After 1990 - Custom
Vacant Flag:	No	Reg District:	Capital
BC Transit Flag:	Yes	Reg Hosp Dist:	Capital
Farm No:		Mgd Forest No:	
DB Last Modified:	2022-03-21	Rec Last Modified:	2022-03-21

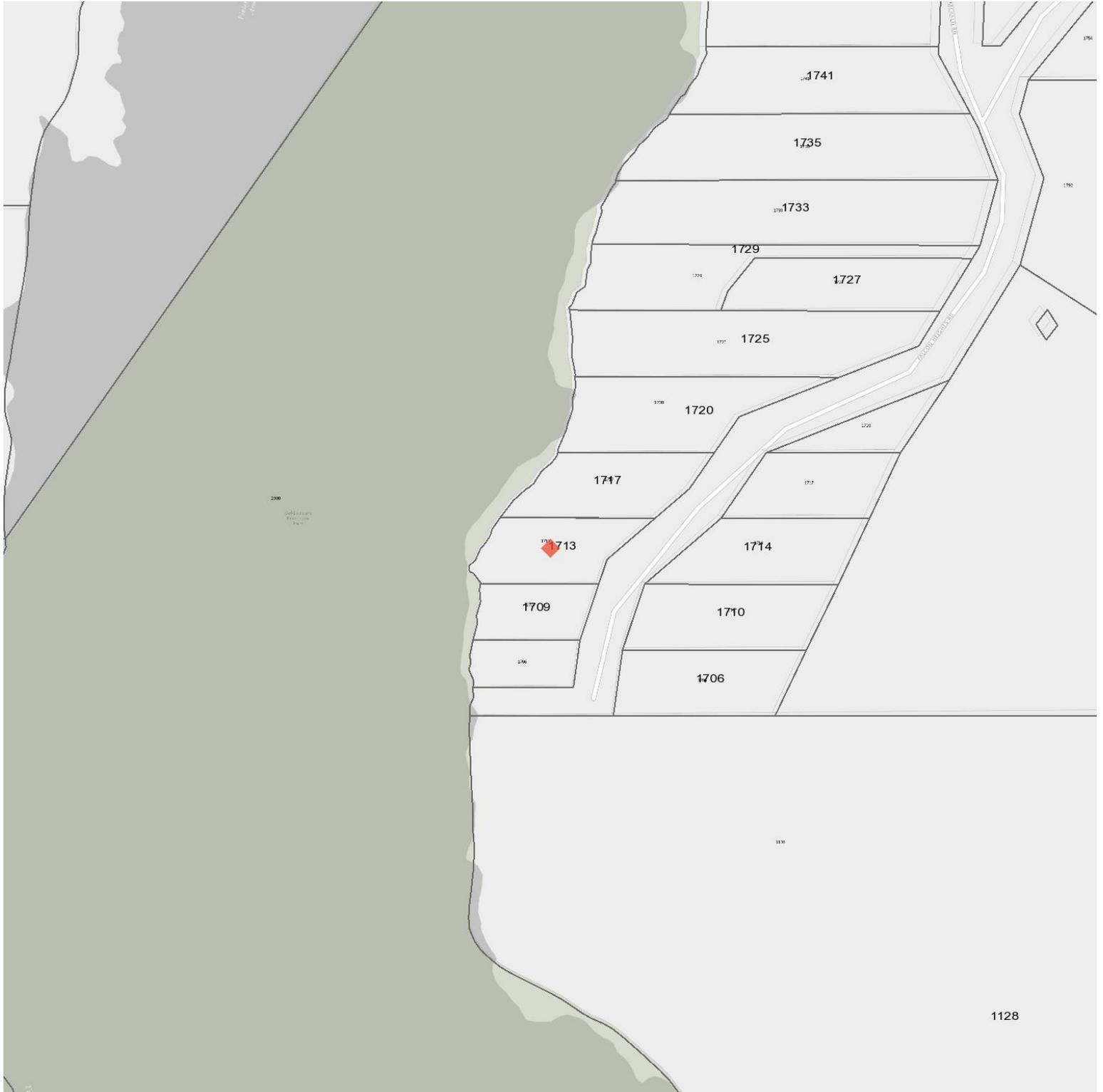
Assessment & Tax History

Year	Assessed Value	Gross Taxes
2021	\$640,000	\$3,060
2020	\$601,000	\$2,931
2019	\$573,000	\$2,745
2018	\$520,000	\$2,589
2017	\$453,000	\$2,492
2016	\$426,000	\$2,542
2015	\$417,000	\$2,578

2014	\$440,000	\$2,639
2013	\$510,000	\$2,894
2012	\$512,000	\$2,684
2011	\$514,000	\$2,596
2010	\$519,000	\$2,706
2009	\$365,400	\$1,868
2008	\$369,400	\$1,818
2007	\$243,100	\$1,321
2006	\$192,900	\$1,219
2005	\$175,700	\$1,278
2004	\$147,100	\$1,260
2003	\$134,400	\$1,261
2002	\$135,100	\$1,350
2001	\$135,400	\$1,358

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

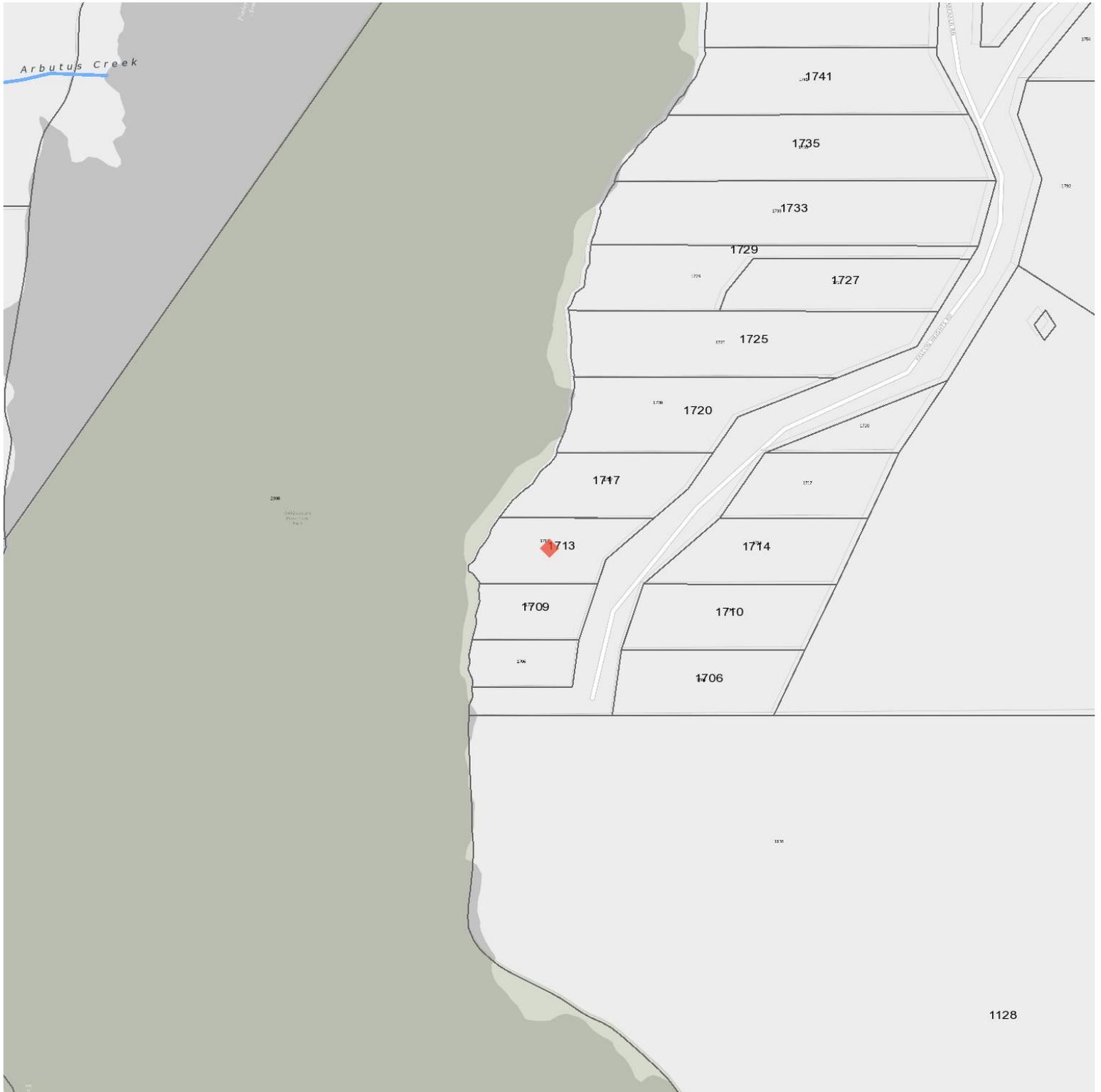
- Right of Way
- Not Active
- Other

- Covenant
- Right of Way
- Not Active

- Lease or License
- Covenant
- Service Code

- Other
- Lease or License

Water Features & Drainage



Legend

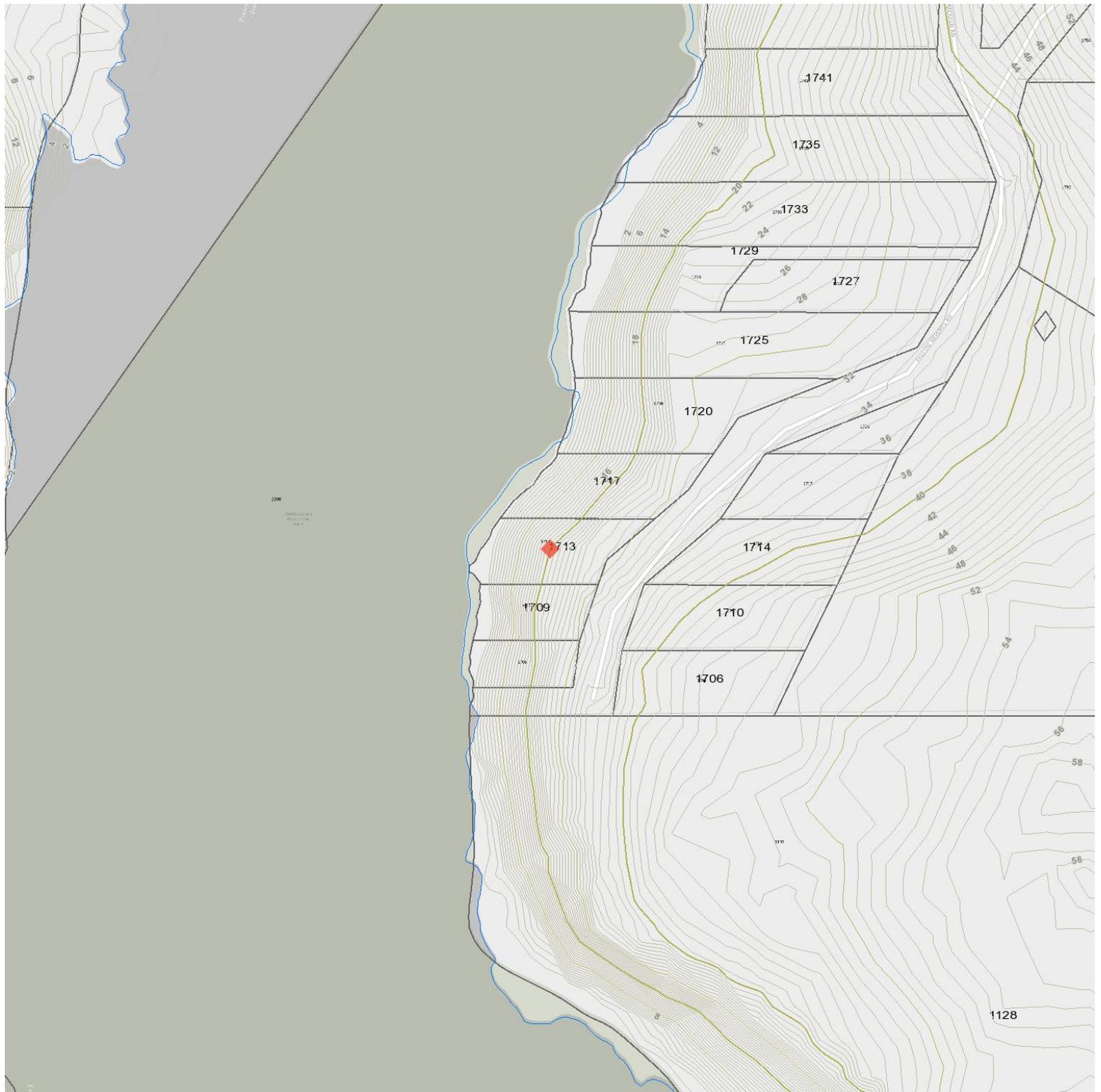
- Stream or Ditch
- River
- Wetland

- Stream or Ditch
- Pond
- Full Watershed

- Stream or Ditch
- Lake
- Sub Watershed

- Stream or Ditch
- Reservoir

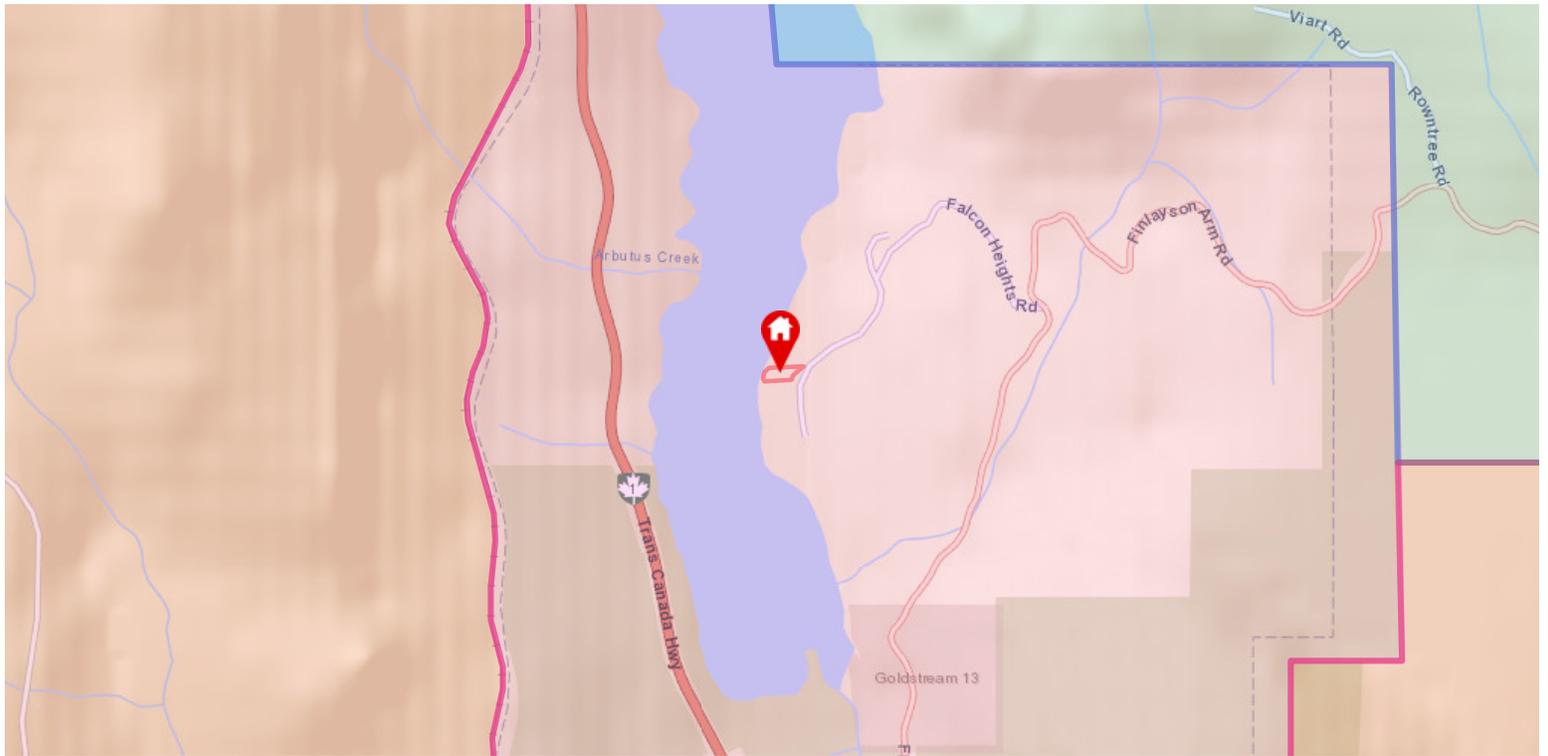
Contours



Legend

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

Sub Areas



Subject Property Designations:

Area: Langford

Sub-Area: La Goldstream

Layer Legend:

- La Goldstream
- HI Western Highlands
- ML Malahat Proper
- HI Bear Mountain

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: RR4 Description: Rural Residential 4
Official Community Plan	OCP Land Use: Hillside or Shoreline
Proposed Plans	Not Applicable
Development Permit Area	Habitat and Biodiversity, Steep Slopes
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
Floodplain Data	Status: Not in Floodplain
Frequent Transit Development Areas	Not Applicable

Zoning



Subject Property Designations:

Code: [RR4](#)

Description: Rural Residential 4

Layer Legend:

	Code	Description
	RR4	Rural Residential 4
	P4	Park and Open Space
	RAE1	Rural Agriculture and Eco-Tourism
	CR2	Marina Commercial
	GB-2	Greenbelt 2

Official Community Plan



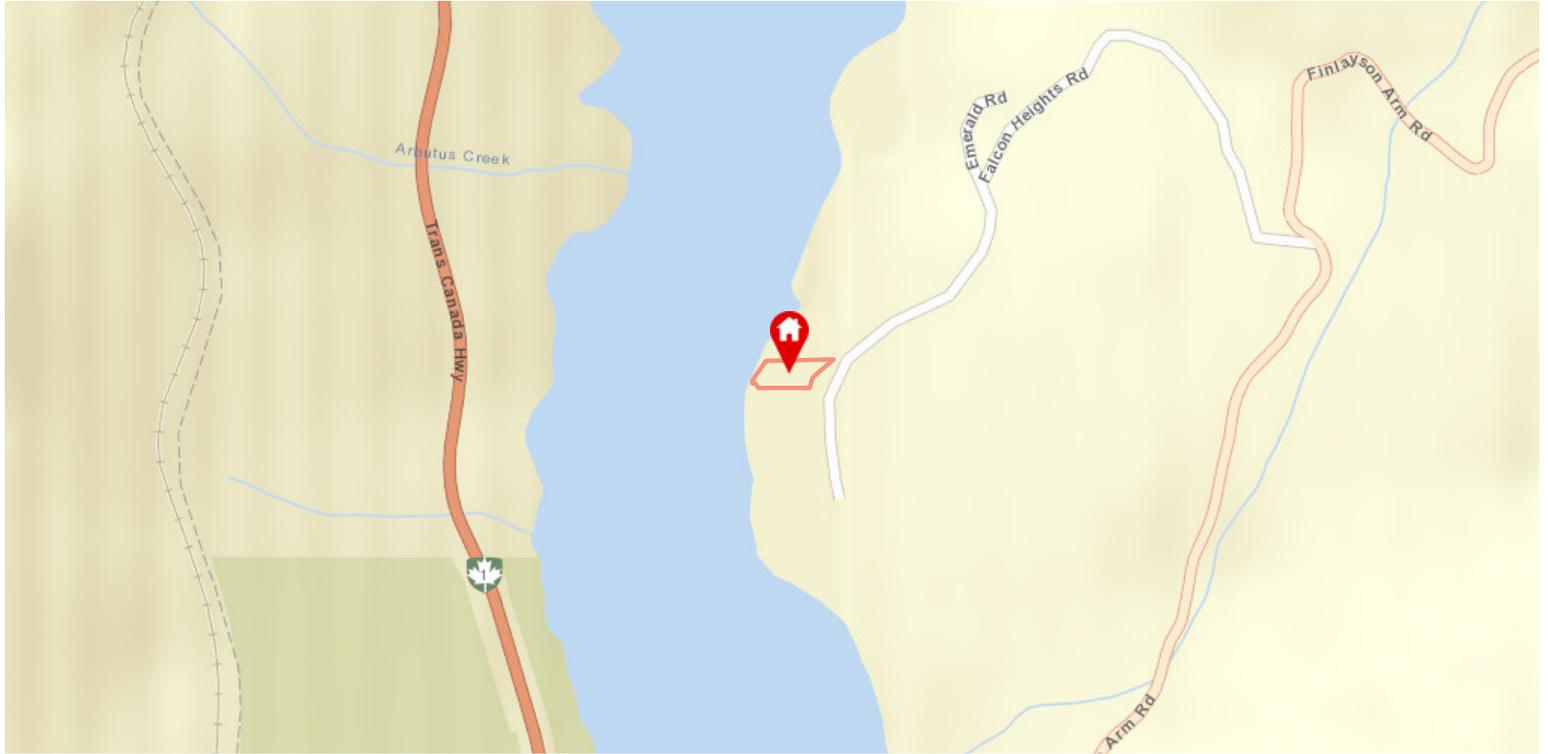
Subject Property Designations:

OCP Land Use: [Hillside or Shoreline](#)

Layer Legend:

- Hillside or Shoreline
- Open Space
- SA - Settlement Area
- P - Park

Proposed Plans



Subject Property Designations:

Not Applicable

Development Permit Area



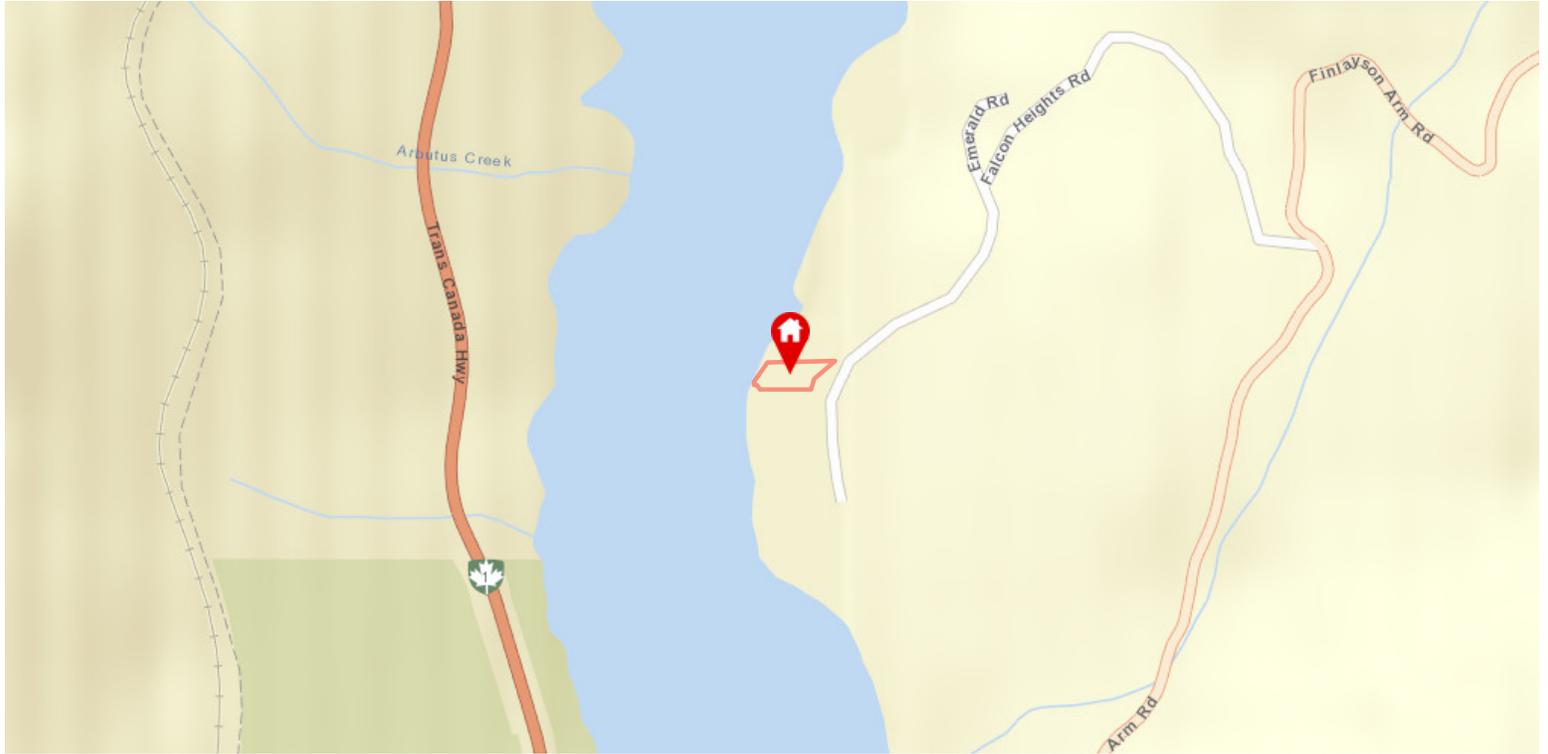
Subject Property Designations:

- Habitat and Biodiversity
- Steep Slopes

Layer Legend:

- Habitat and Biodiversity
- Steep Slopes
- Wetland
- 200 Year Flood Plain
- Older Forest

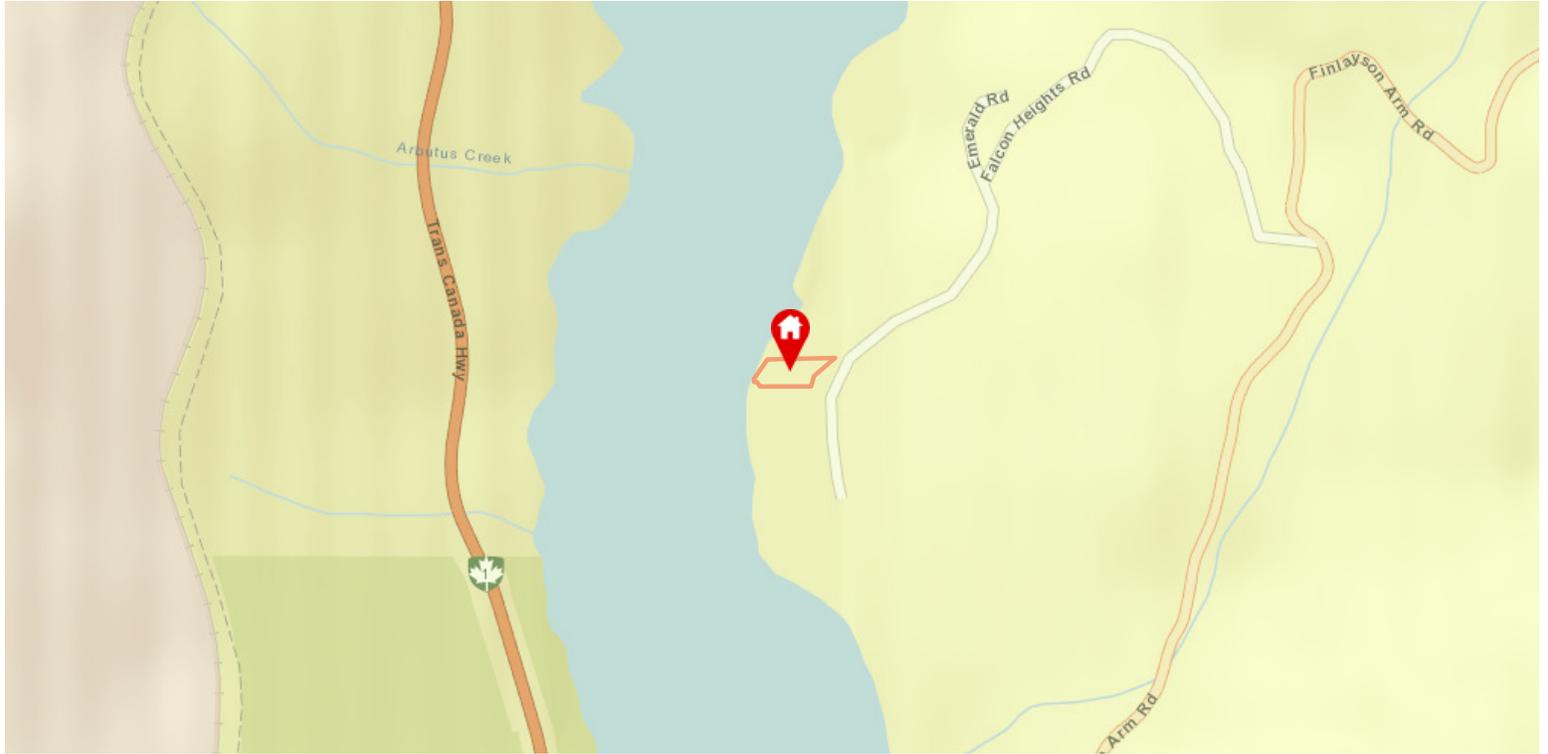
Agricultural Land Reserve



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

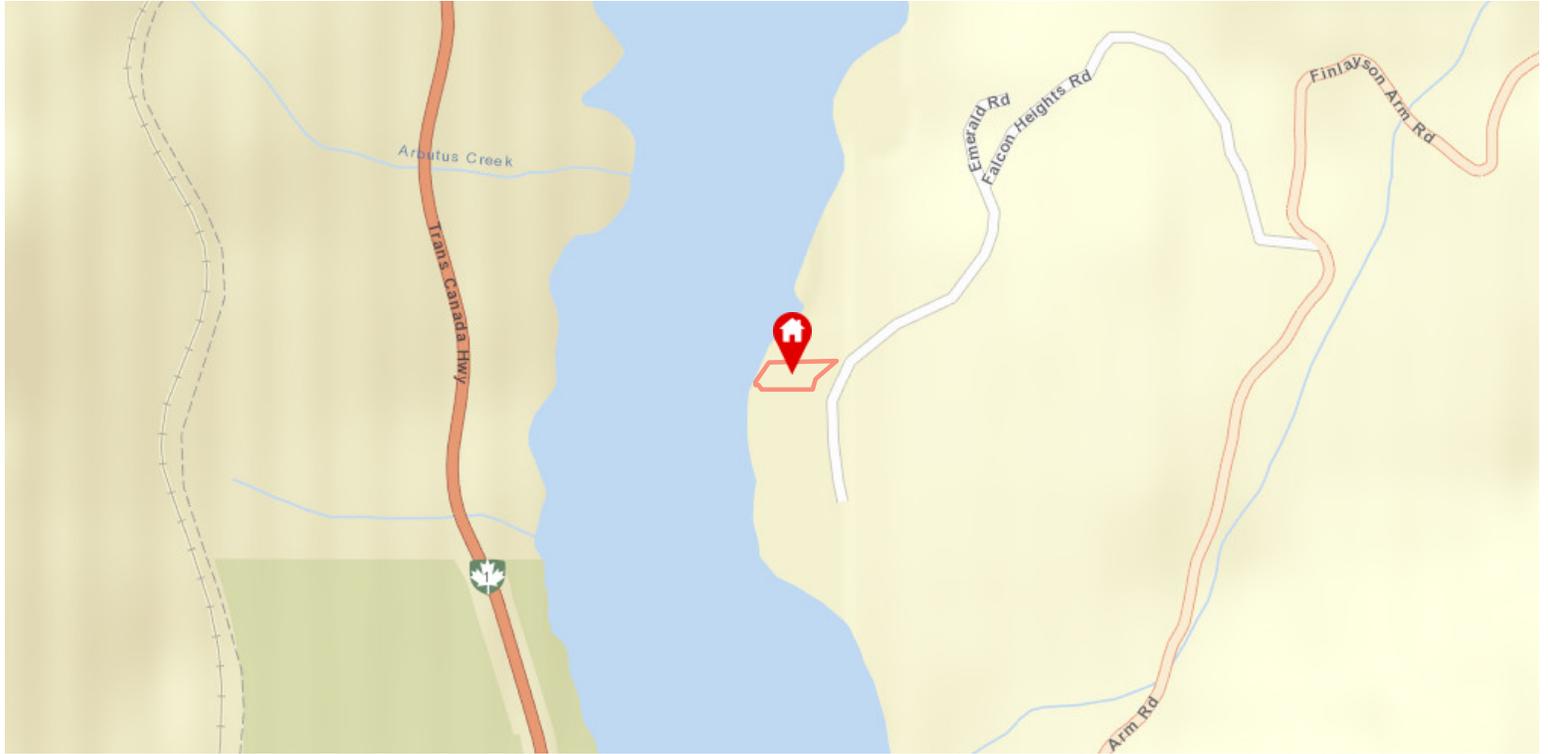
Floodplain Data



Subject Property Designations:

Status: Not in Floodplain

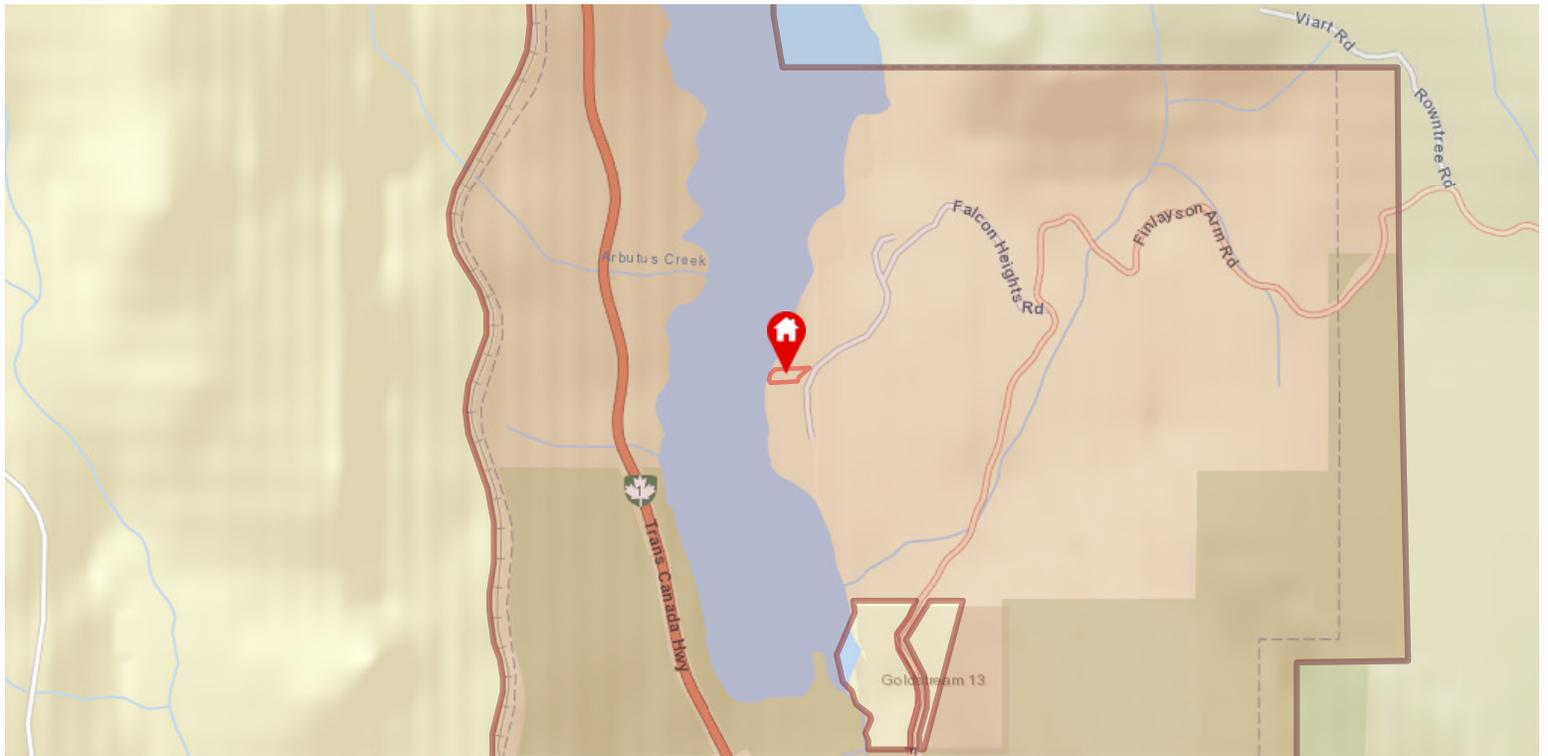
Frequent Transit Development Areas



Subject Property Designations:

Not Applicable

Municipal Boundaries



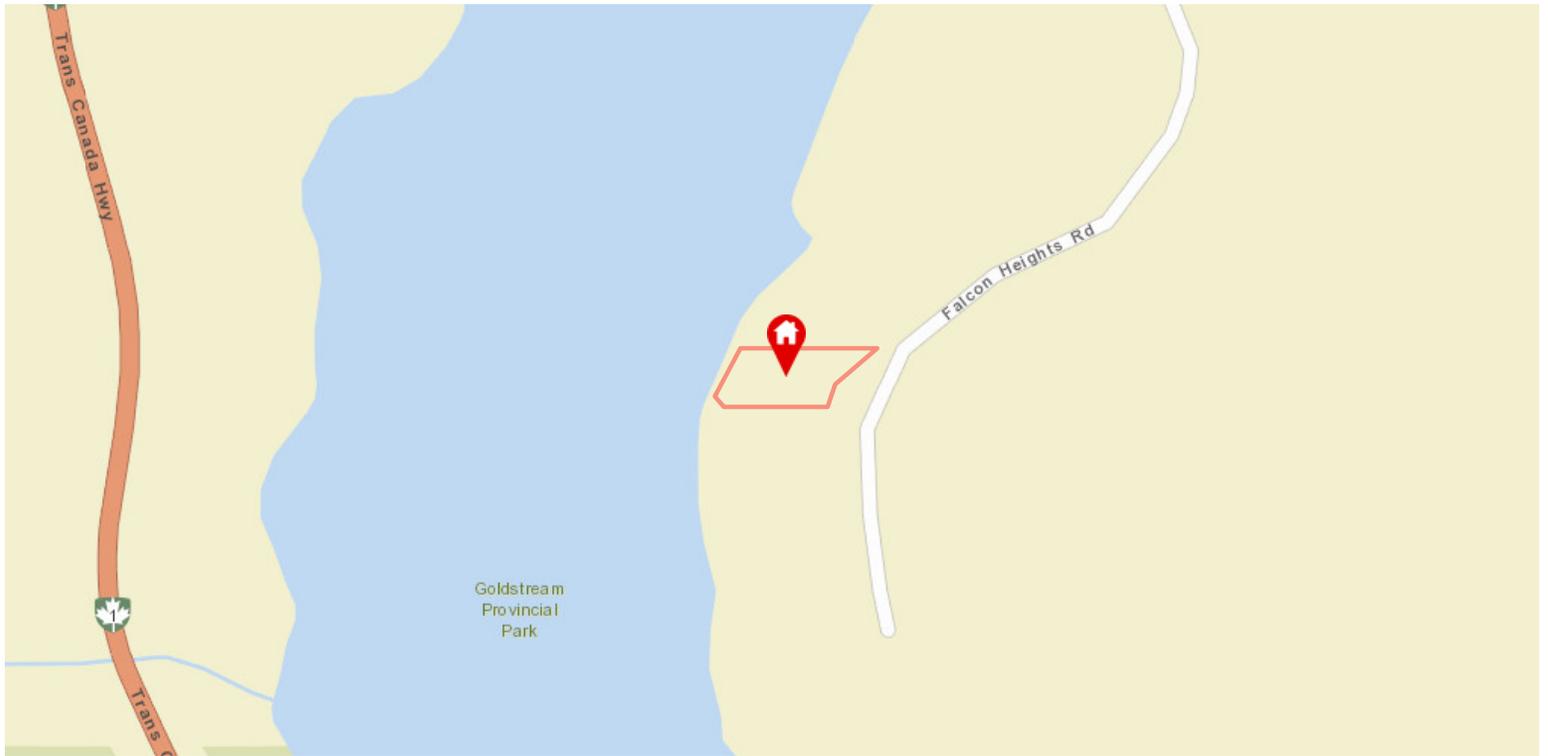
Subject Property Designations:

Name: City of Langford

Layer Legend:

- City of Langford
- District of Highlands

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 Transmission Lines



Nearby:

Circuit Name: None

Transmission Line ID: 285

Circuit Description: None

Voltage: None

Owner: Unknown

Source Date: 2016-12-14

Circuit Name: 1L014

Transmission Line ID: 1301

Circuit Description: VIT - Vancouver Island Terminal -> GTP - George Tripp Sub

Voltage: None

Owner: None

Source Date: 2018-12-18

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: 64797801 Regional File No: - Victoria File No: 26250-20/17496 Description: LAT/LONG VERIFIED USING GOOGLE EARTH ON DECEMBER 30, 2014. Go to BC Contaminated Sites Registry</p>

Canada Energy Regulator Pipelines



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:

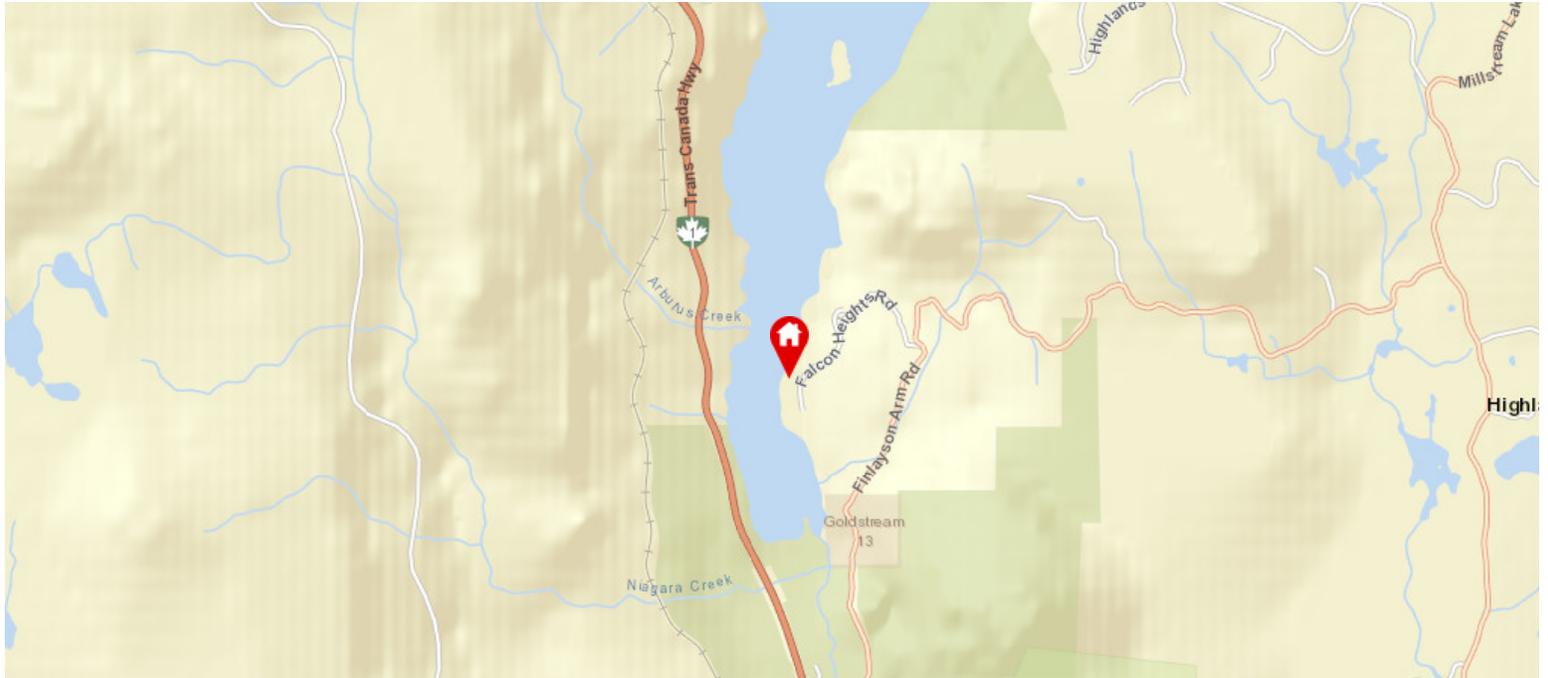
No Groundwater Wells & Aquifers on selected Parcel

Layer Legend:

Label	Details
A	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"
B	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

Nearest Schools

Nearby Elementary Schools



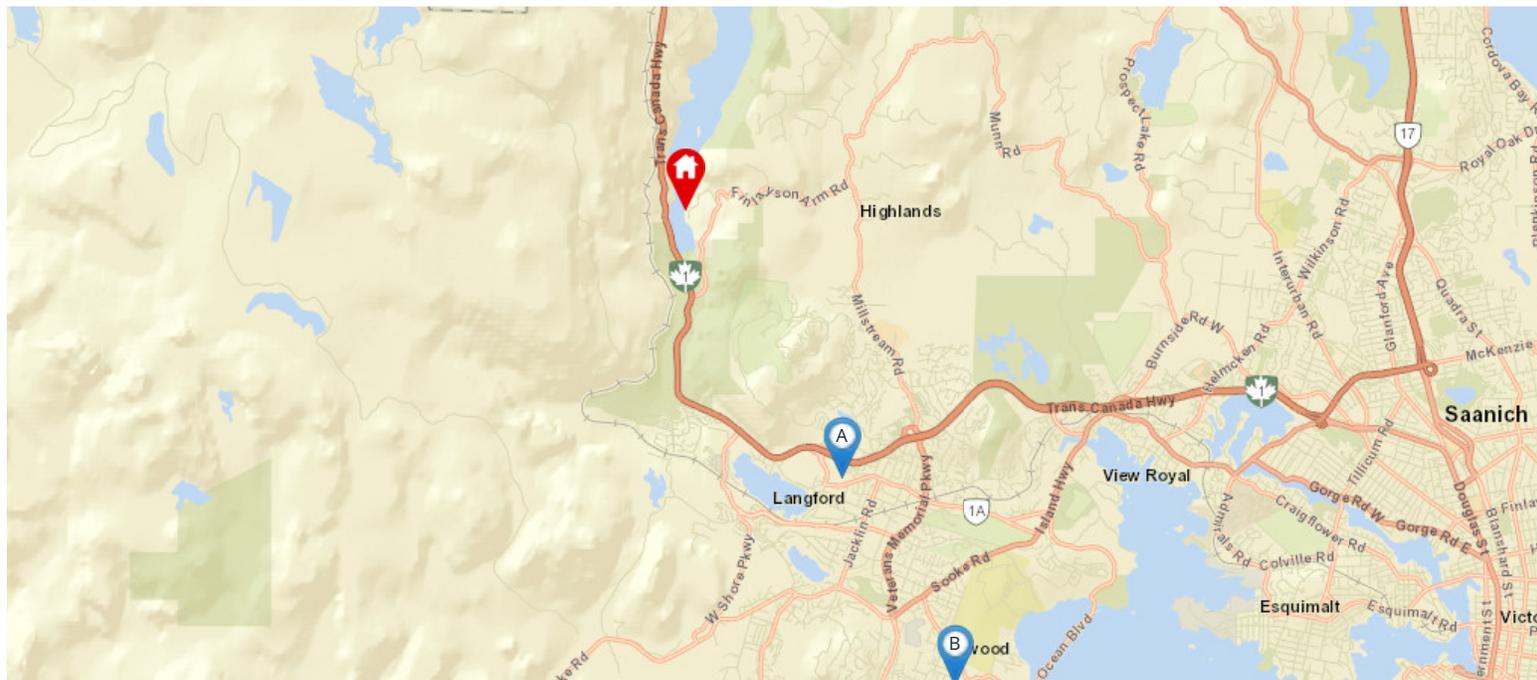
Legend:  Subject Property  Catchment School  Other Schools

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 Willway	K - 5	SD 62	Victoria		1 hour 29 mins	6.9 km	11 mins	n/a
B Lakewood	K - 5	SD 62	Victoria		1 hour 43 mins	7.8 km	13 mins	n/a
C Millstream	K - 6	SD 62	Victoria		1 hour 46 mins	8.2 km	13 mins	n/a
D Ruth King	K - 5	SD 62	Langford		1 hour 52 mins	8.7 km	12 mins	n/a
E Lighthouse Christian Academy	K - 12	Independent	Victoria		1 hour 46 mins	8.2 km	14 mins	n/a
F Savory	K - 5	SD 62	Victoria		2 hours 10 mins	10.2 km	14 mins	n/a

Nearby Middle Schools



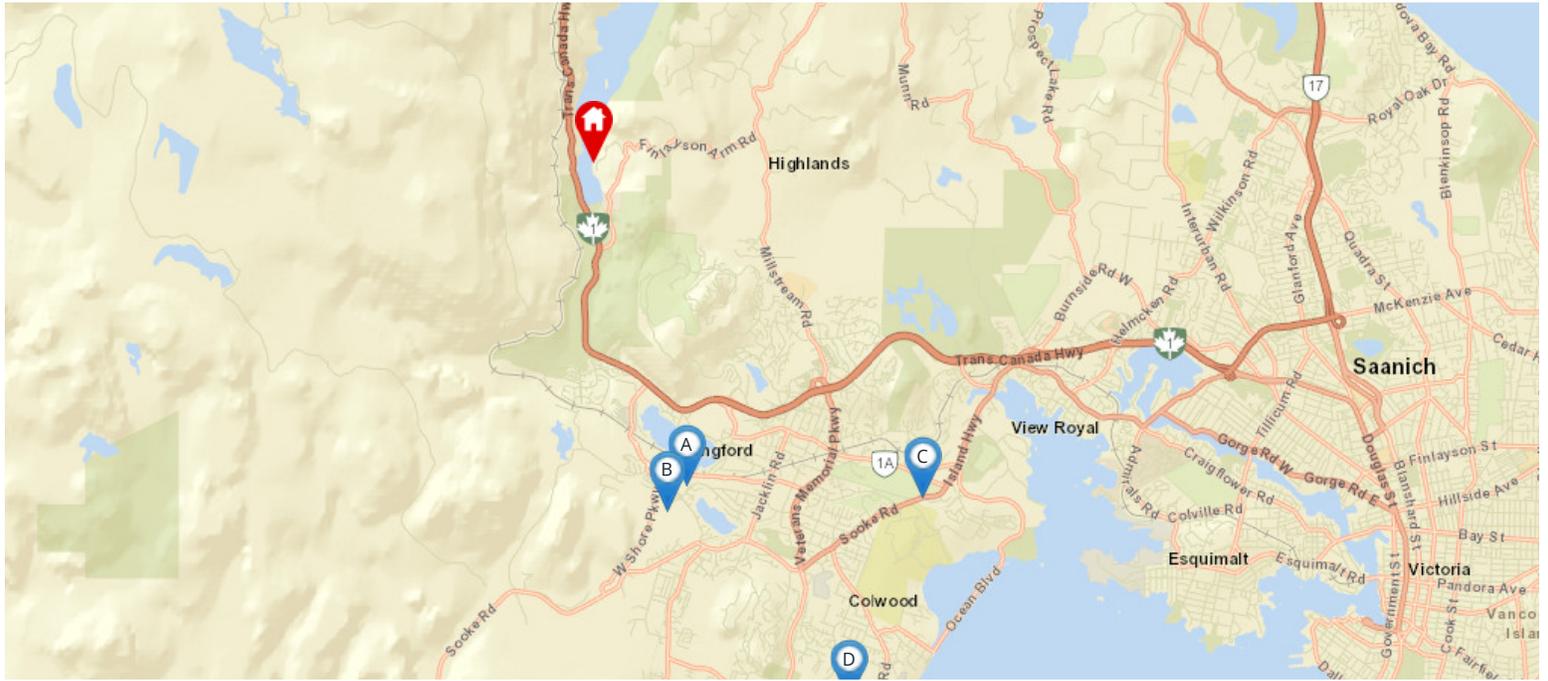
Legend: Subject Property Catchment School Other Schools

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 Spencer Middle	6 - 8	SD 62	Victoria		1 hour 46 mins	8.3 km	12 mins	n/a
B Dunsmuir Middle	6 - 8	SD 62	Victoria		2 hours 42 mins	12.7 km	19 mins	n/a
C Westmont	K - 12	Independent	Victoria	Montessori	3 hours 33 mins	16.9 km	25 mins	n/a
D Journey Middle	6 - 8	SD 62	Sooke		5 hours 45 mins	27.6 km	32 mins	n/a

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 Belmont	9 - 12	SD 62	Victoria	AP Program	1 hour 46 mins	8.2 km	13 mins	n/a
B Lighthouse Christian Academy	K - 12	Independent	Victoria		1 hour 46 mins	8.2 km	14 mins	n/a
C Brookes Westshore	6 - 12	Independent	Shawnigan Lake		2 hours 26 mins	11.5 km	18 mins	n/a
D Royal Bay	9 - 12	SD 62	Victoria	Secondary Ungraded	3 hours 5 mins	14.7 km	21 mins	n/a
E Westmont	K - 12	Independent	Victoria	Montessori	3 hours 33 mins	16.9 km	25 mins	n/a
F Edward Milne	9 - 12	SD 62	Sooke	AP Program	5 hours 13 mins	25.1 km	29 mins	n/a

Walkscore

1713 FALCON HEIGHTS RD Langford, V9B 6H6



Car-Dependent

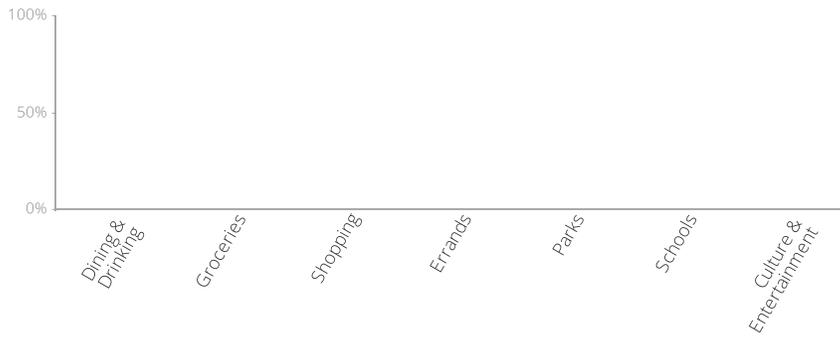
Almost all errands require a car



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

