



PROPERTY REPORT

3165 SHERRINGHAM PL

Oak Bay

V8R 3R9

Canada

PID: 004-753-755

DECEMBER 5, 2023



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Victoria Luxury
Group

West Coast Property Excellence

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Summary Sheet

3165 SHERRINGHAM PL Oak Bay BC V8R 3R9

PID	004-753-755
Registered Owner	BL*, A*
Legal Description	LOT 2, SECTION 31, VICTORIA DISTRICT, PLAN 12404
Plan	VIP12404
Zoning	RS2 - ONE-FAMILY RESIDENTIAL USE
Community Plan(s)	OCP: Uplands , not in ALR



Year Built	2011	Structure	SINGLE FAMILY DWELLING
Lot Size	31063.78 ft²	Bedrooms	4
Bathrooms	8	Dimensions	-
Max Elev.	52.69 m	Min Elev.	49.66 m
Floor Area	9821 Ft²	Walk Score	31 / Car-Dependent
Transit Score	-	Annual Taxes	\$40,127.00

ASSESSMENT

	2022	%	2023
Building	\$3,893,000	↑ 2.93	\$4,007,000
Land	\$2,357,000	↑ 8.87	\$2,566,000
Total	\$6,250,000	↑ 5.17	\$6,573,000

APPRECIATION

	Date	(\$)	% Growth
List Price	04/12/2023	\$8,750,000	↑ 31.58
Sales History	16/12/2021	\$6,650,000	↑ 310.49
	30/07/2010	\$1,620,000	↑ 1,346.43
	15/12/1975	\$112,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
949358	Active 04/12/2023	1	\$8,750,000 /	Sotheby's International Realty Canada
949362	Active 04/12/2023	1	\$12,150,000 /	Sotheby's International Realty Canada
880050	Expired 31/08/2021	62	\$6,995,000 /	Cathy Duncan & Associates Ltd.

DEVELOPMENT APPLICATIONS

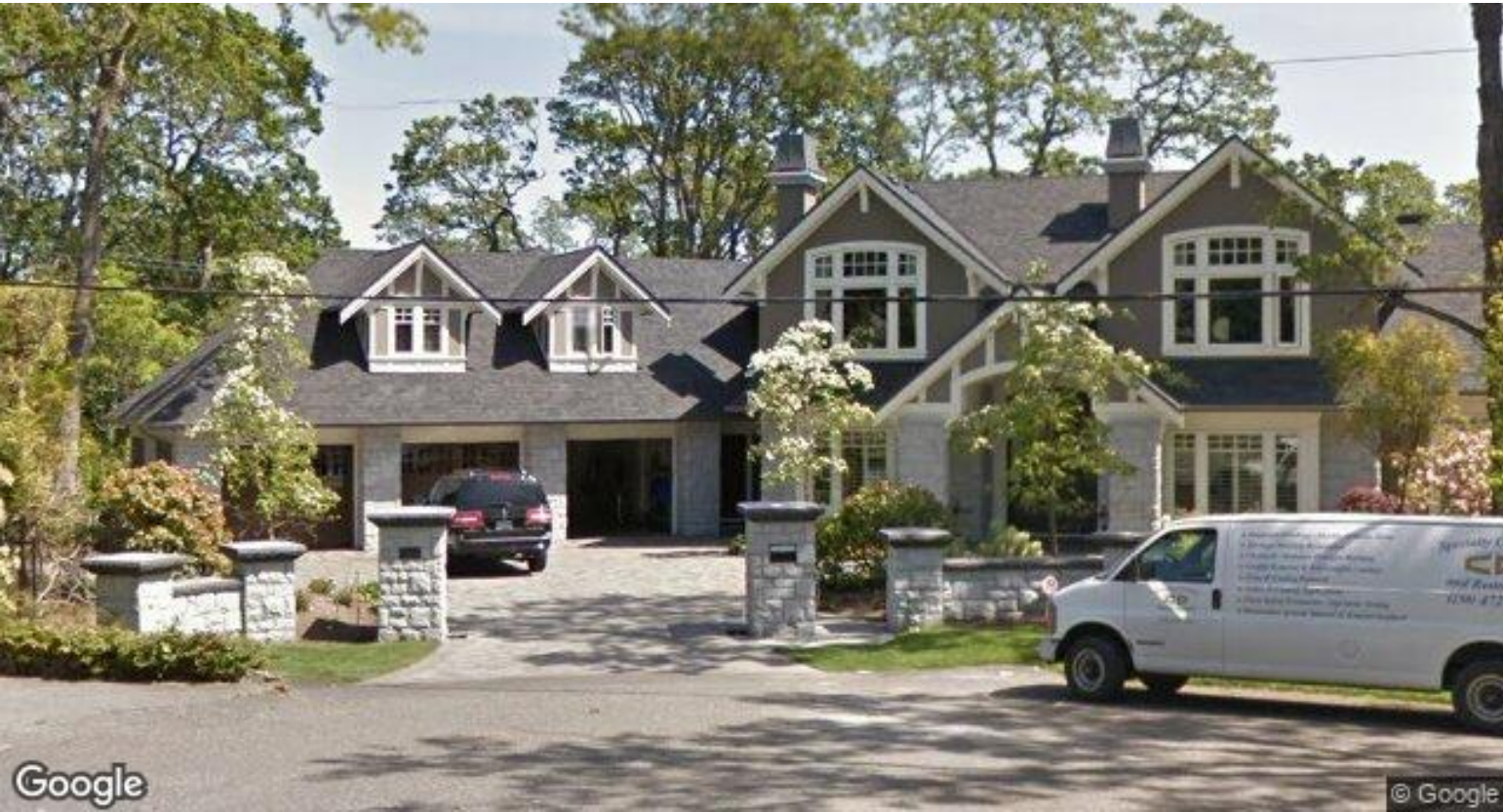
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SCHOOL CATCHMENT

	Elementary	Middle	Secondary
Catchment	Willows	Monterey Middle School	Oak Bay
School District	SD 61	SD 61	SD 61
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.

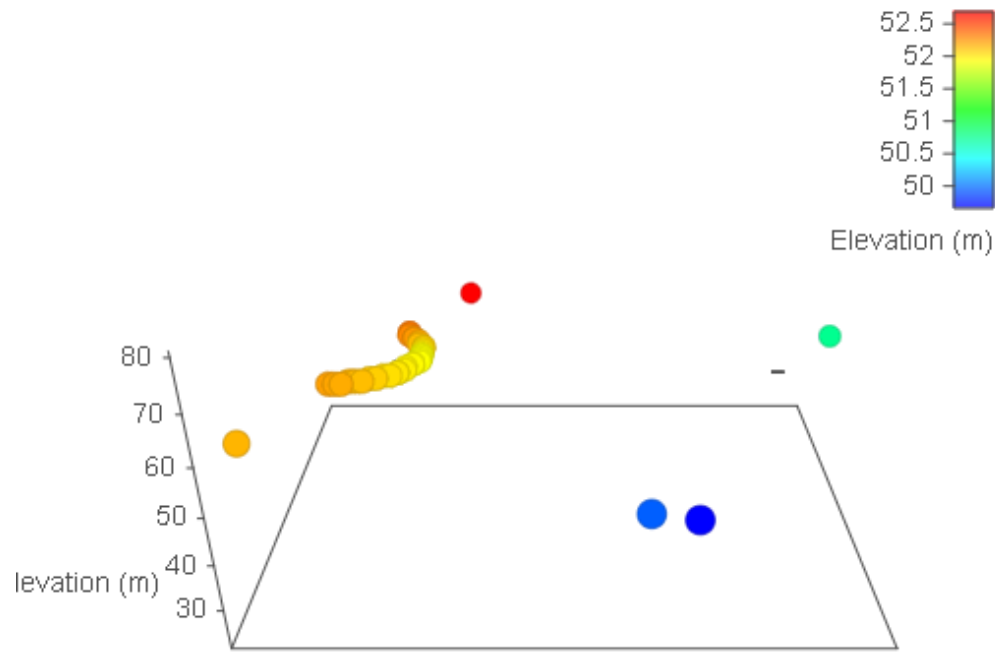
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography



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



Max Elevation: 52.69 m | Min Elevation: 49.66 m | Difference: 3.03 m

Property Identification & Legal Description

Address: 3165 SHERRINGHAM PL VICTORIA BC V8R 3R9
Jurisdiction: District of Oak Bay
Roll No: 16601600 **Assessment Area:** 1
PID No: 004-753-755
Neighbourhood: Uplands **MHR No:**
Legal Unique ID: A00000ZCY1
Legal Description: LOT 2, PLAN VIP12404, SECTION 31, VICTORIA LAND DISTRICT

2023 Municipal Taxes

Gross Taxes: \$40,127

2023 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
		\$2,566,000	\$4,007,000	\$6,573,000
GENERAL:				
		Land	Improve	Total
	Gross Value:	\$2,566,000	\$4,007,000	\$6,573,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$2,566,000	\$4,007,000	\$6,573,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$2,566,000	\$4,007,000	\$6,573,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$2,566,000	\$4,007,000	\$6,573,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$2,566,000	\$4,007,000	\$6,573,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$2,566,000	\$4,007,000	\$6,573,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2021-12-16	\$6,650,000	CA9589558	Improved Single Property Transaction
2010-07-30	\$1,620,000	FB364045	Vacant Single Property Transaction
1975-10-15	\$115,000	D88843	Improved Single Property Transaction

Other Property Information

Lot SqFt:	30,928	Lot Width:	
Lot Acres:	0.71	Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Single Family Dwelling
School District:	Greater Victoria	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:	2023-03-23	Rec Last Modified:	2023-03-23

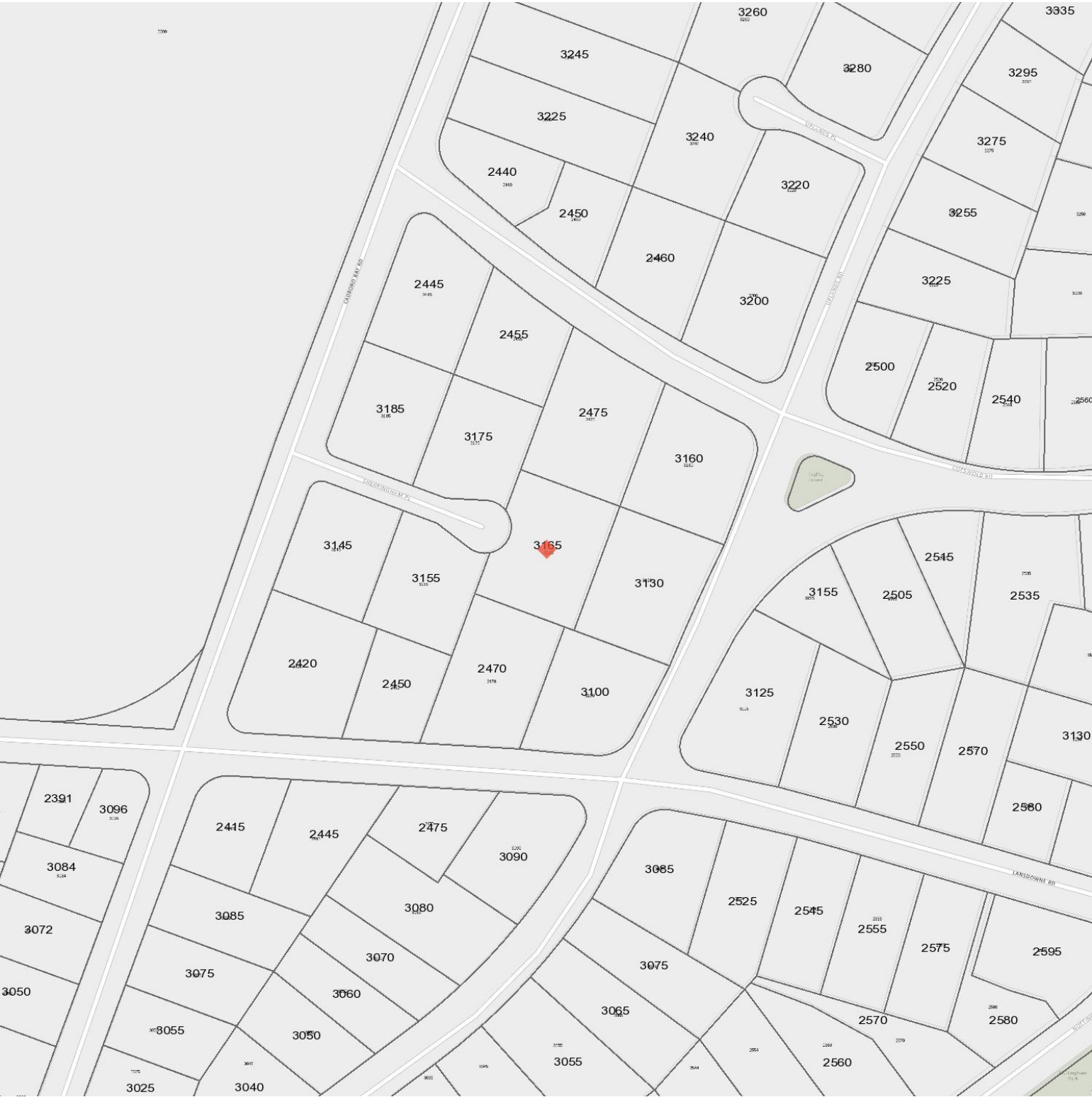
Assessment & Tax History

Year	Assessed Value	Gross Taxes
2022	\$6,250,000	\$37,856
2021	\$4,947,000	\$30,342
2020	\$5,006,000	\$30,504
2019	\$4,780,000	\$26,883

2017	\$4,182,000	\$20,806
2016	\$3,693,000	\$22,636
2015	\$3,529,000	\$22,423
2014	\$3,573,000	\$22,552
2013	\$0	\$16,498
2012	\$0	\$8,646
2011	\$0	\$9,325
2010	\$1,530,000	\$8,972
2009	\$1,557,000	\$8,797
2008	\$1,557,000	\$8,541
2007	\$1,463,000	\$8,412
2006	\$1,134,000	\$7,471
2005	\$978,000	\$7,257
2004	\$780,000	\$6,752
2003	\$684,000	\$6,644
2002	\$644,000	\$6,555
2001	\$637,000	\$6,428

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
- Generated by AUTOPROP

Water Features & Drainage



Legend

Stream or Ditch

Pond

Full Watershed

Stream or Ditch

Lake

Sub Watershed

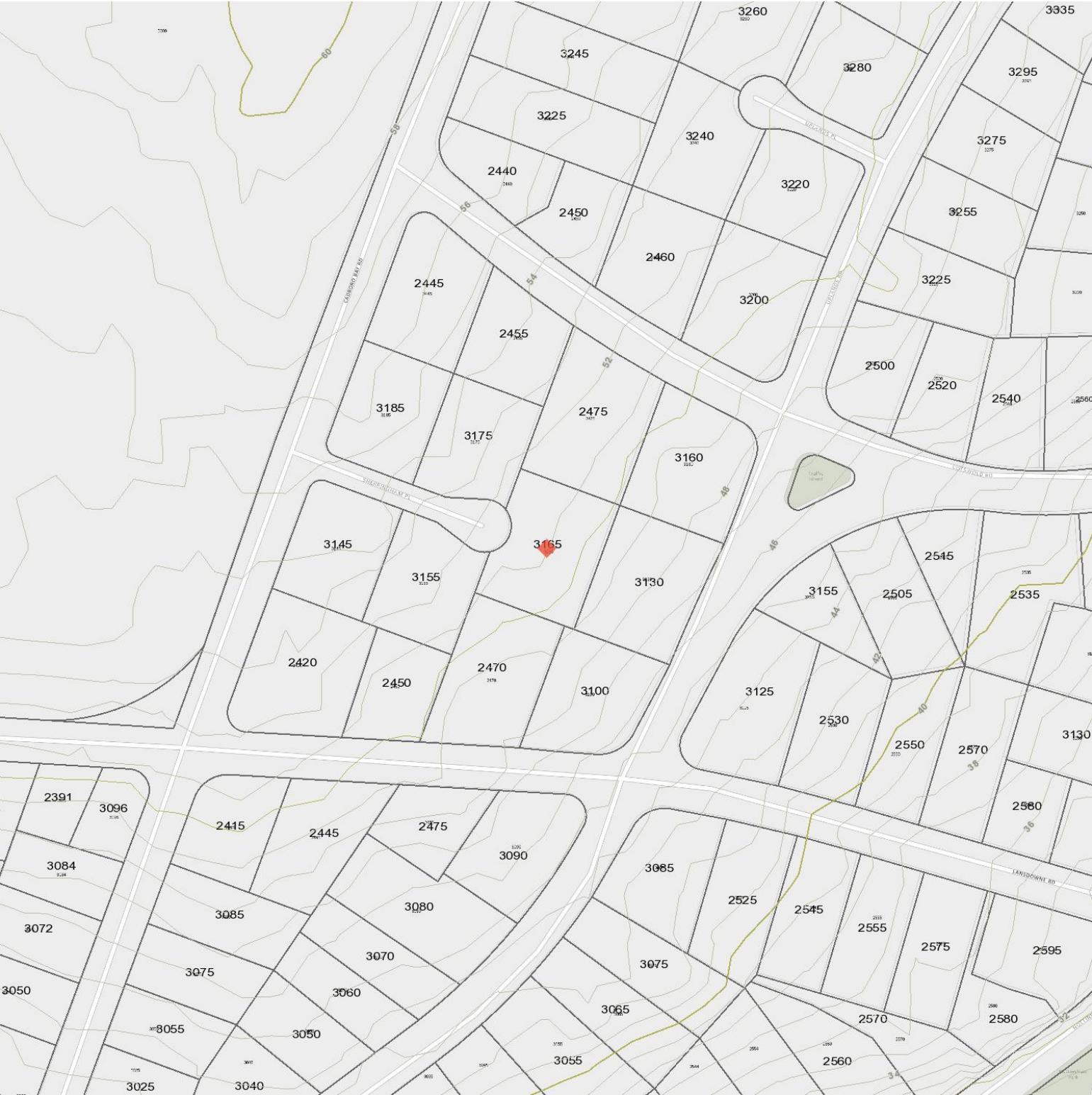
Stream or Ditch

Reservoir

River

Wetland

Contours



Legend

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

Legal



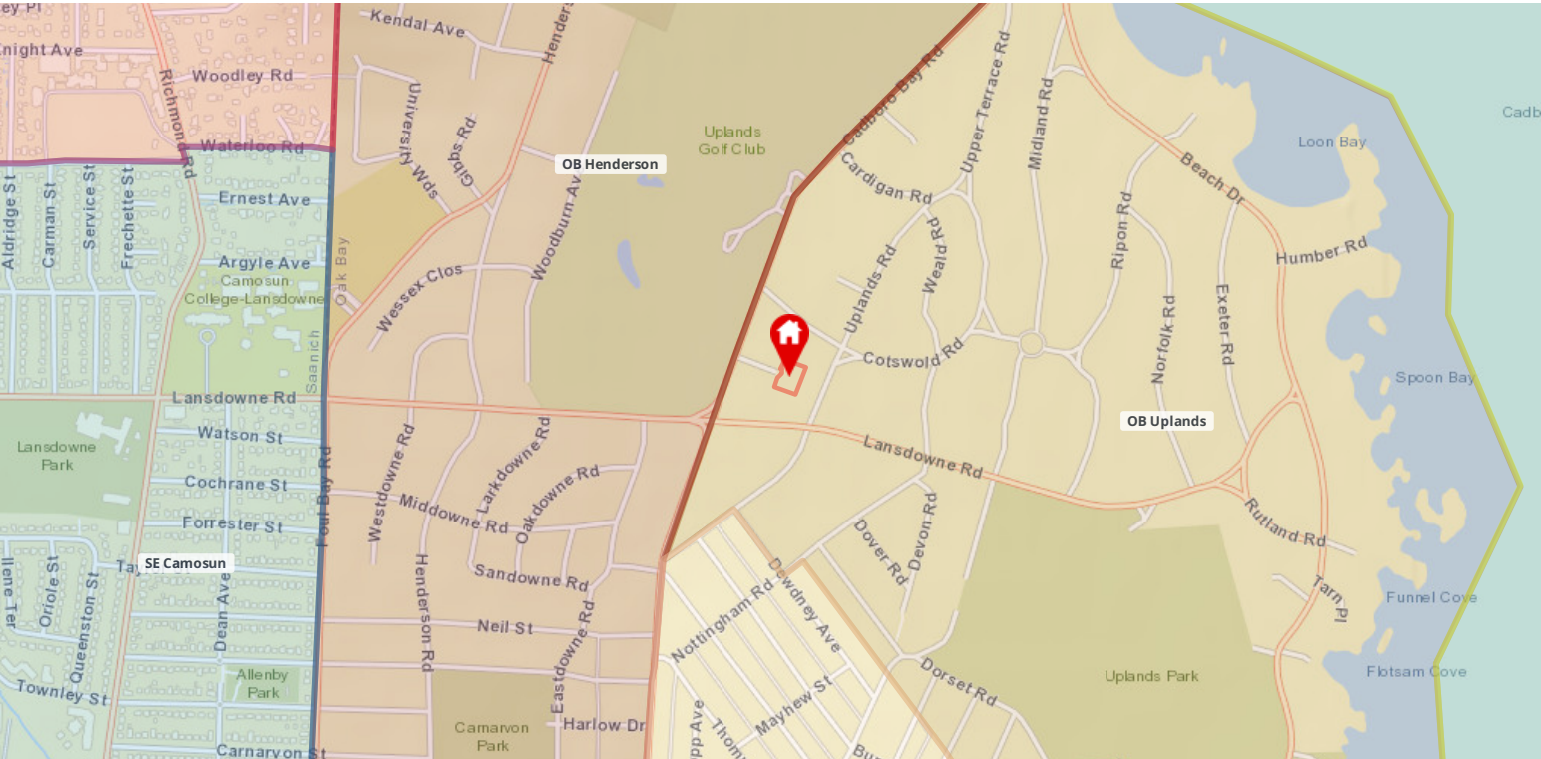
Legend

- | | | | |
|--------------------|----------------------|--------------------|--------------------|
| Sidewalk | Driveway | Curb Line | 20 km/hr |
| 30 km/hr | 35 km/hr | 40 km/hr | 50 km/hr |
| Municipal Boundary | Parcel | Municipal | Pole Line Easement |
| Private | Sewer Easement | Building Footprint | OakBay.DBO.Parks |
| Heritage Register | Heritage Designation | | |

Legend

 Sidewalk	 Driveway	 Curb Line	 20 km/hr
 30 km/hr	 35 km/hr	 40 km/hr	 50 km/hr
 Municipal Boundary	 Parcel	 OakBay.DBO.Parks	 Storm Fitting
 Storm CatchBasin	 Cleanout	 Inspection Chamber	 Active
 Storm Pump	 Storm Lateral	 Abandoned, <Null>	 Abandoned, Main
 Active, <Null>	 Active, CB Lead	 Active, Lead	 Active, Main
 Active, Service	 Active, Stab	 Active, Stub	 Sewer Fitting
 Cleanout	 Inspection Chamber	 Active	 Sewer Pump
 Sewer Lateral	 Sewer TV	 Active	 Abandoned
 Sewer Pressurized Main	 Air Release Valve	 Flush Point	 Blow Off Valve
 Cap	 Service Cock	 Active, Opened, Right to Open	 Active, Opened, Left to Open
 Active, Closed, Right to Open	 Active, Closed, Left to Open	 Abandoned, Closed, Right to Open	 Municipal
 Private	 Water Meter	 Water Pump	 Active
 Abandoned	 Water Irrigation	 Water Lateral	

Sub Areas



Subject Property Designations:

Area: Oak Bay
Sub-Area: OB Uplands

Layer Legend:

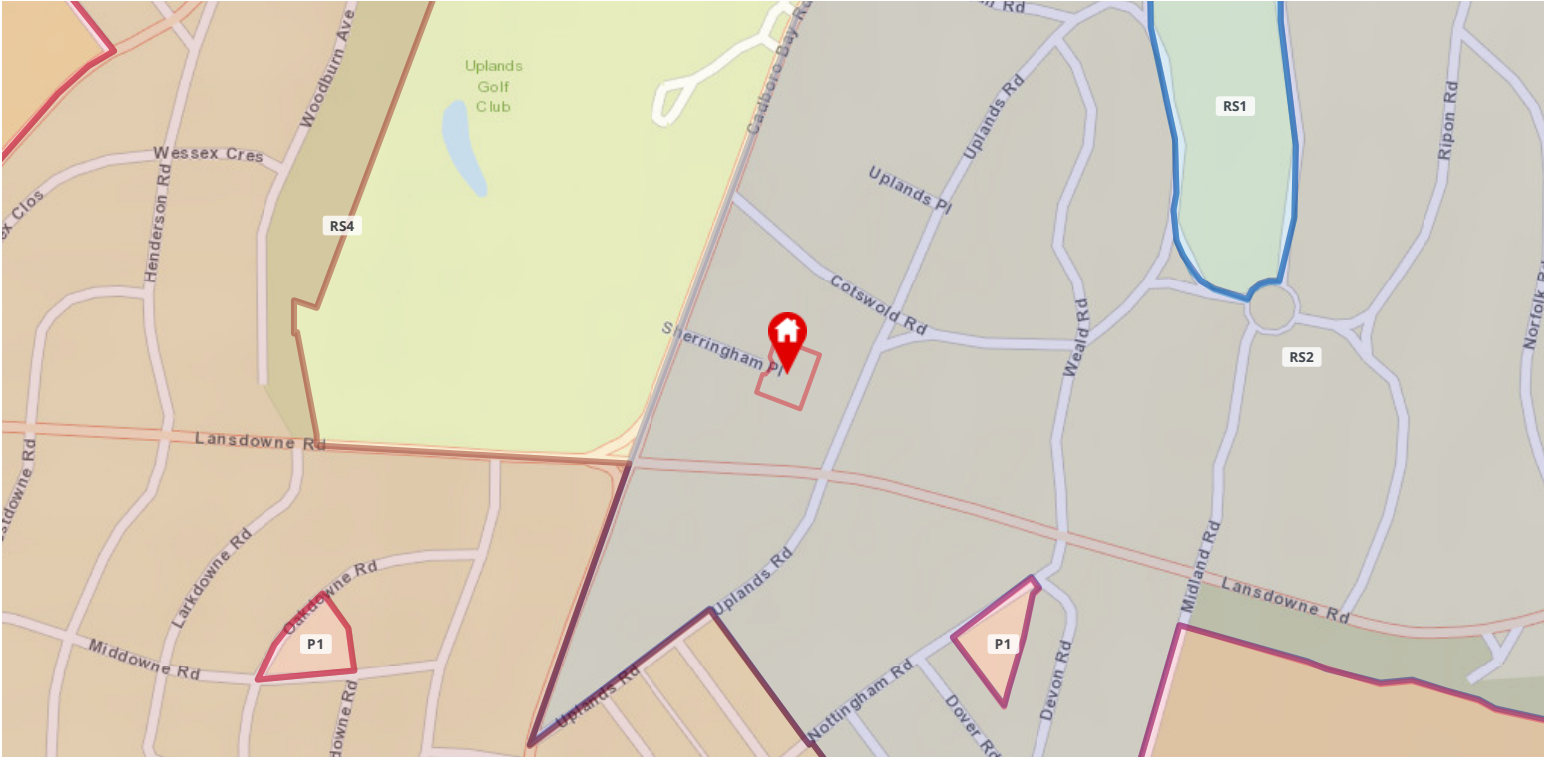
- OB Uplands
- OB Henderson
- OB Estevan
- GI Gulf Isl Other
- SE Camosun
- SE Mt Tolmie
- SE Ten Mile Point

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: RS2 Description: ONE-FAMILY RESIDENTIAL USE
Official Community Plan	Uplands
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: Oak Bay 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



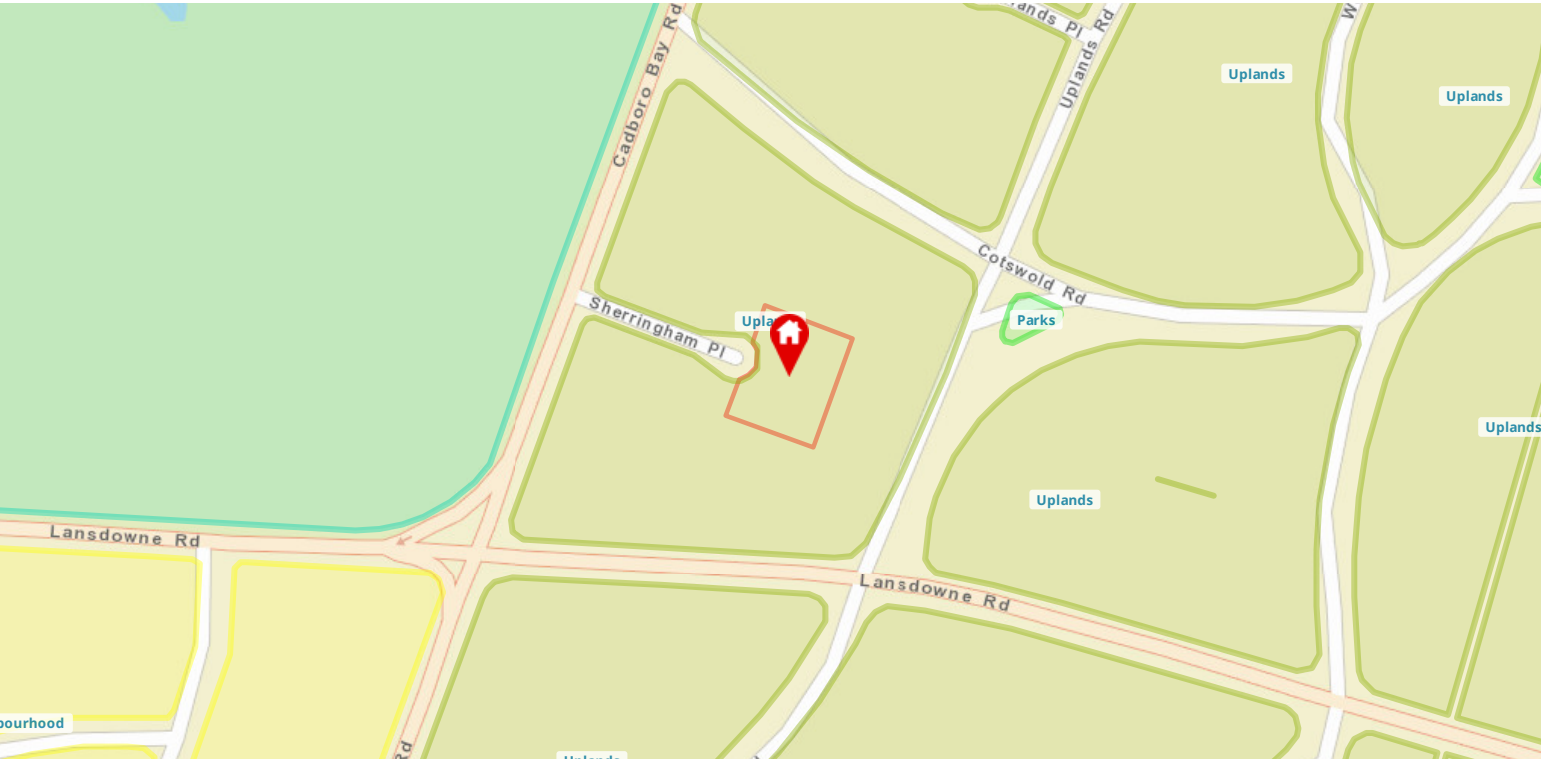
Subject Property Designations:

Code: [RS2](#)
Description: ONE-FAMILY RESIDENTIAL USE

Layer Legend:

	Code	Description
	RS2	ONE-FAMILY RESIDENTIAL USE
	P3	Commercial Recreation
	RS4	ONE-FAMILY RESIDENTIAL USE
	P1	General Institutional
	RS1	ONE-FAMILY RESIDENTIAL USE

Official Community Plan



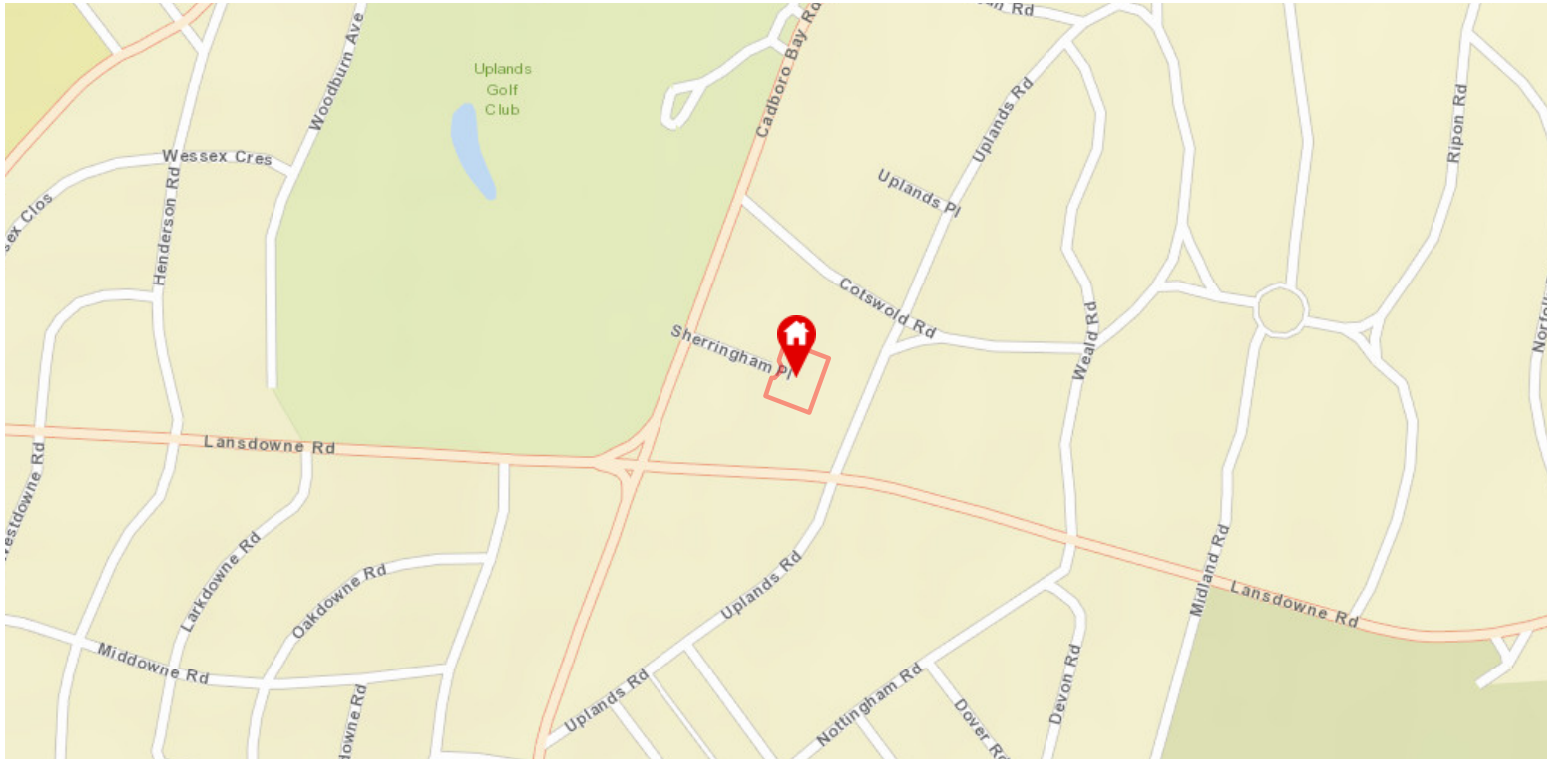
Subject Property Designations:

Uplands

Layer Legend:

- Uplands
- Parks
- Specialized Commercial
- Established Neighbourhood

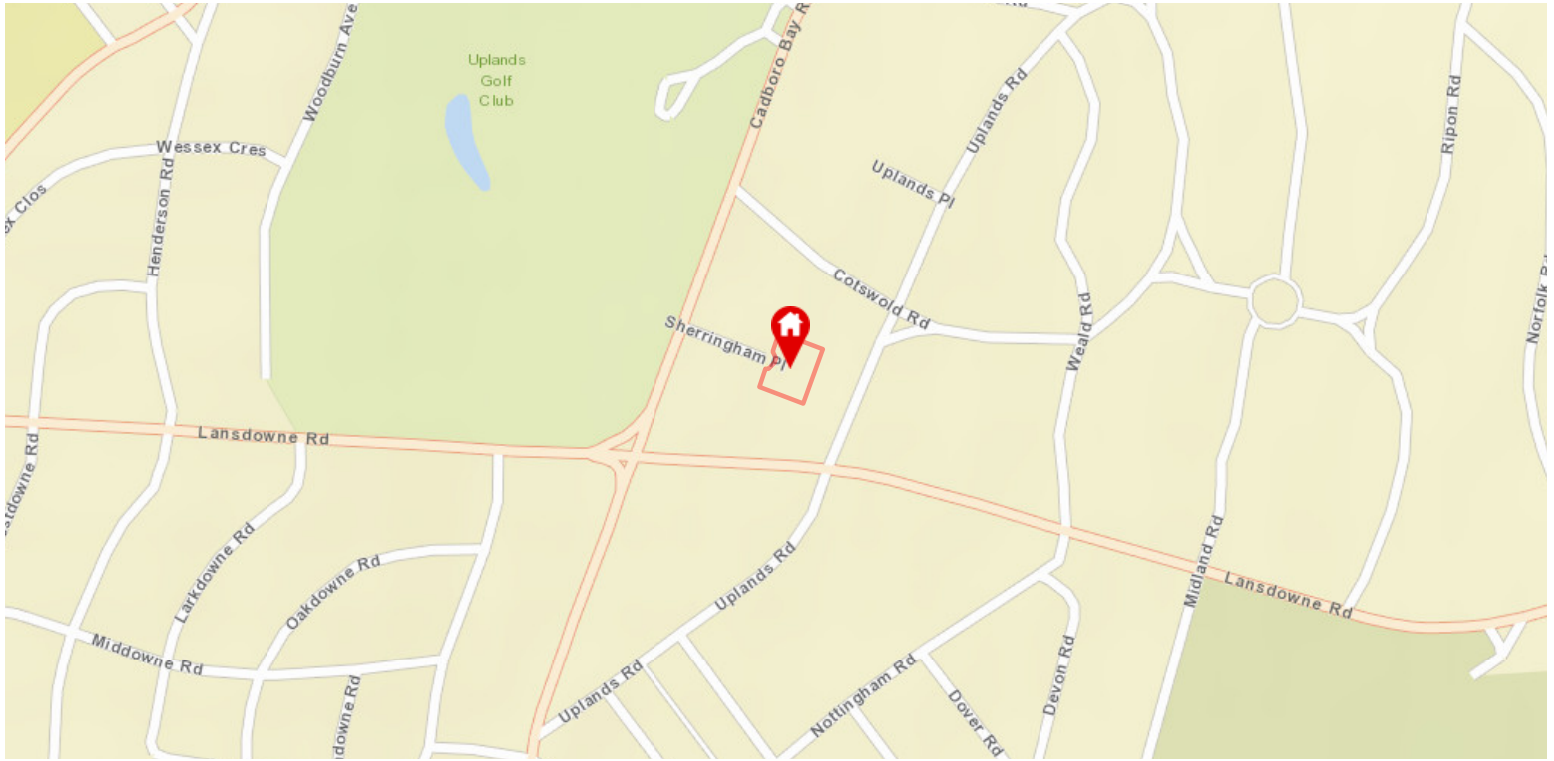
Neighbourhood Community Plan



Subject Property Designations:

Not Applicable

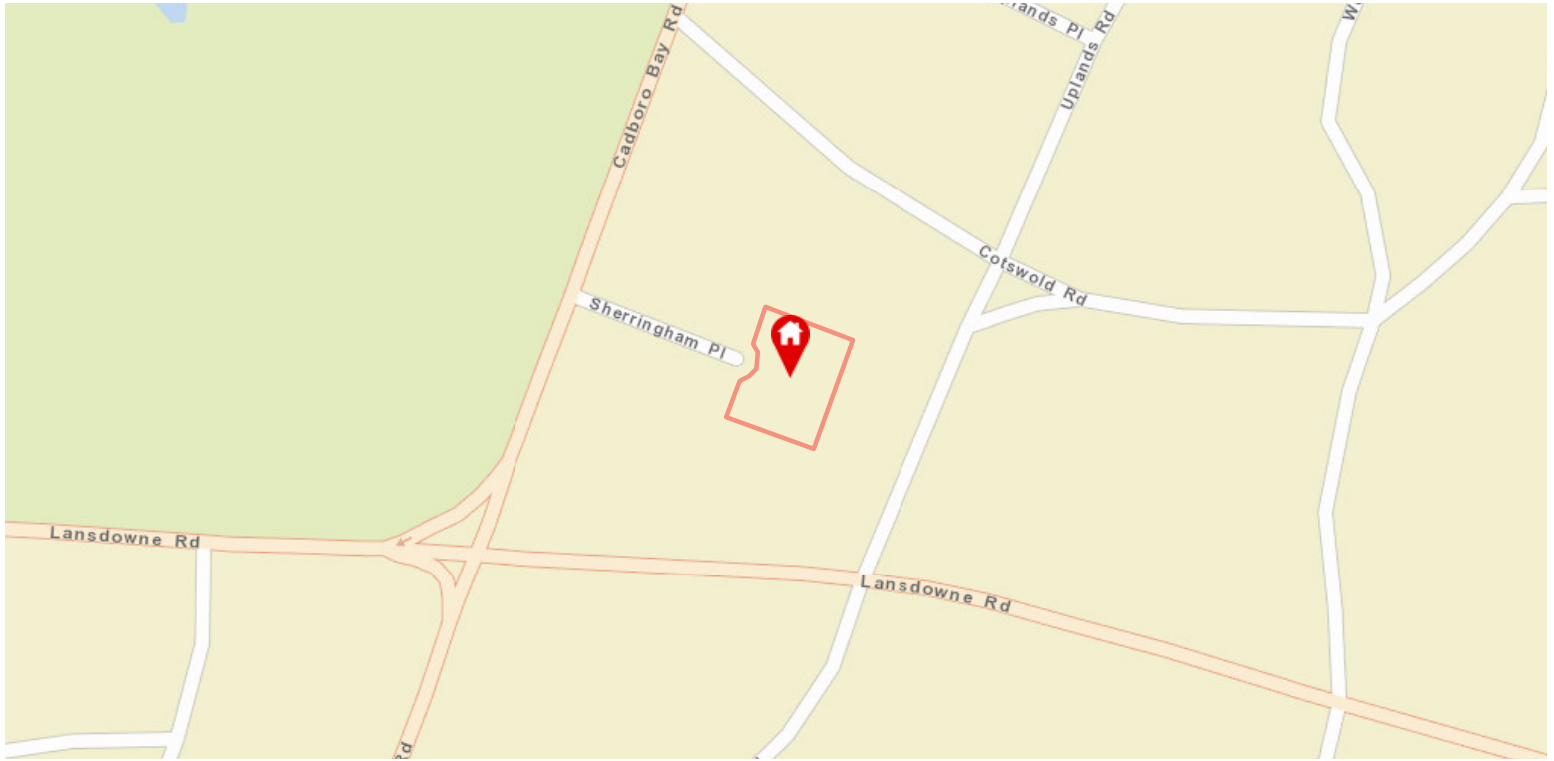
Local Area Plan



Subject Property Designations:

Not Applicable

Proposed Plans

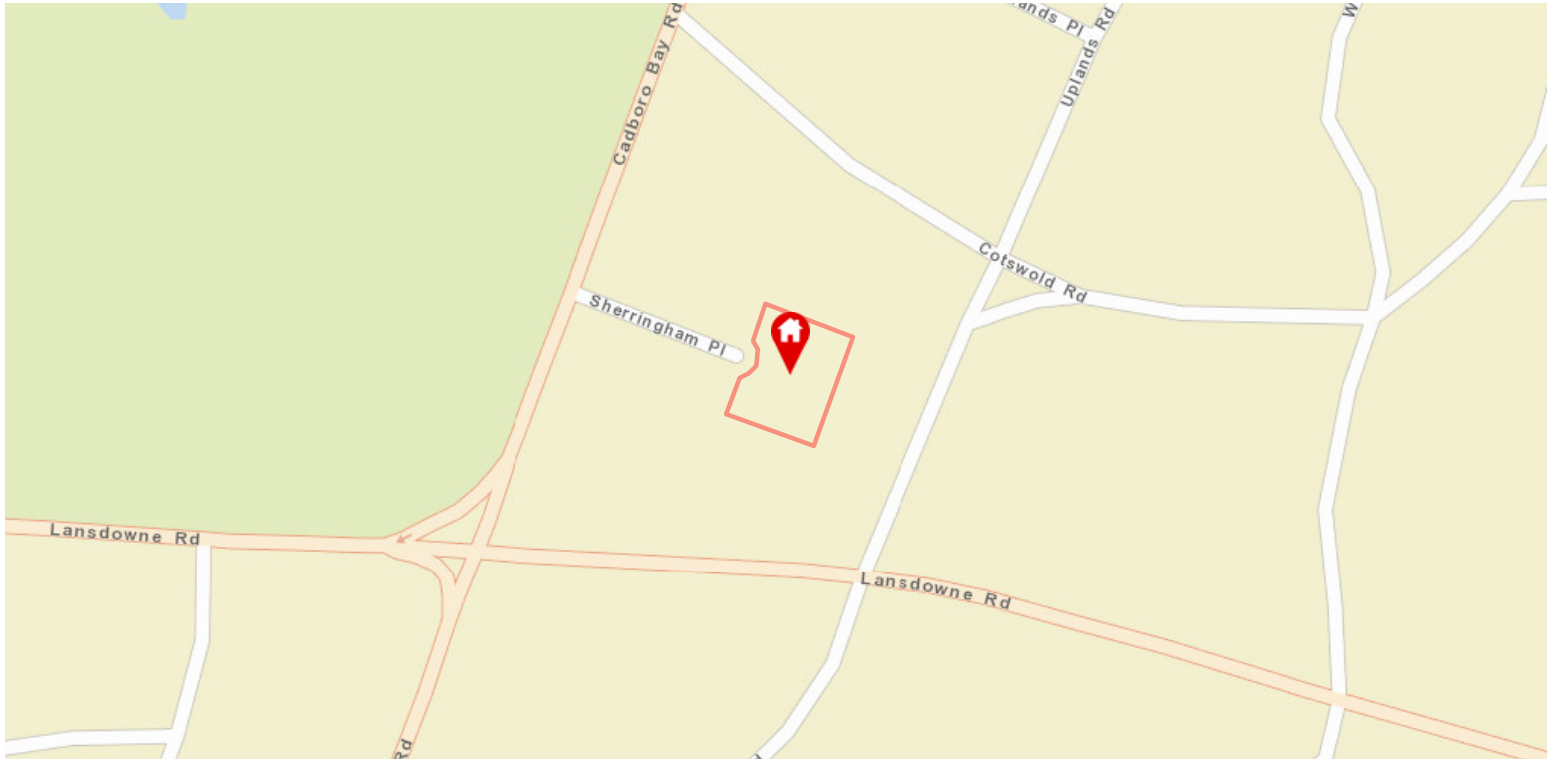


Subject Property Designations:

Not Applicable

Land Use

Development Permit Area

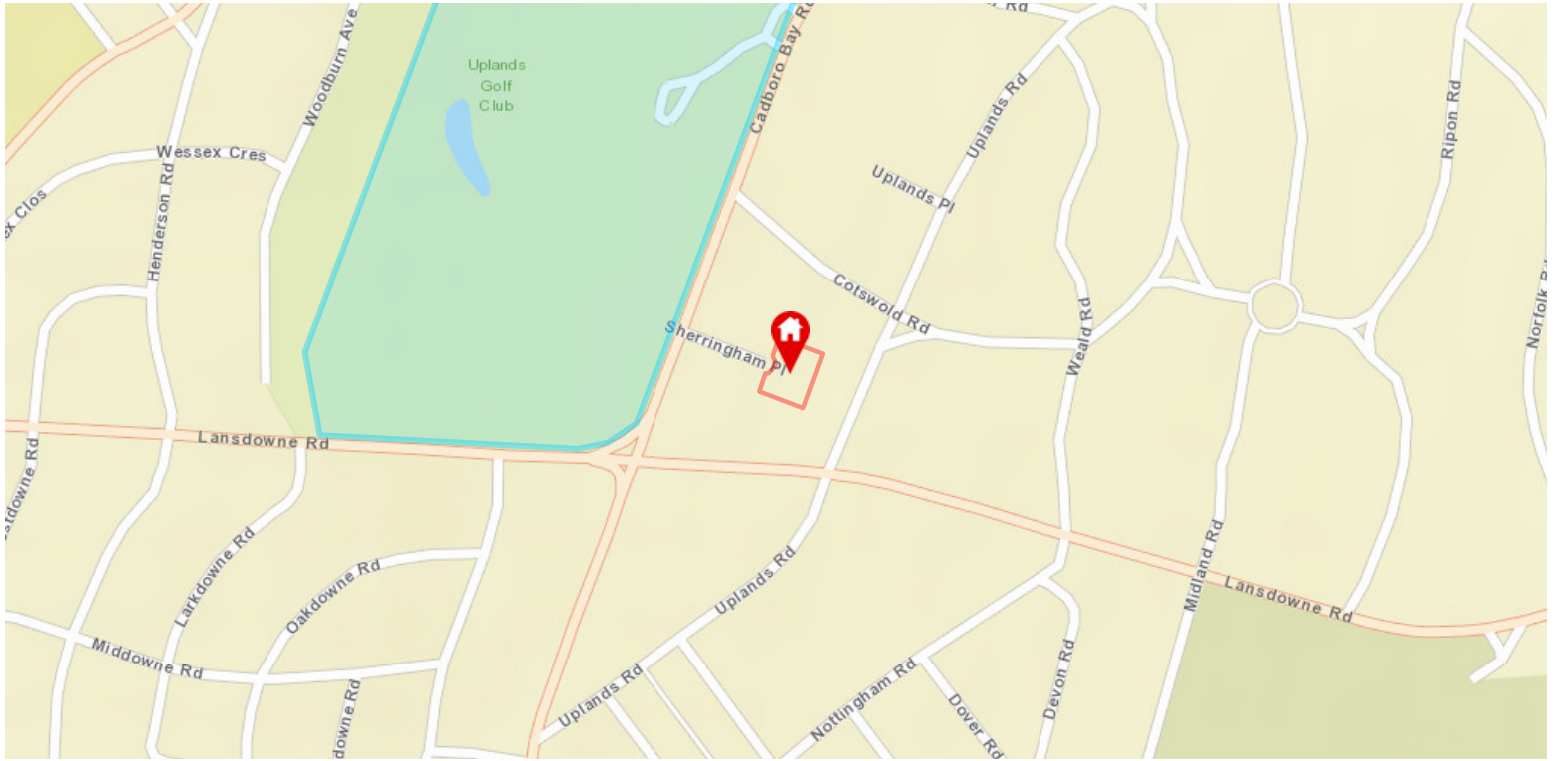


Subject Property Designations:

Not Applicable

Land Use

Agricultural Land Reserve



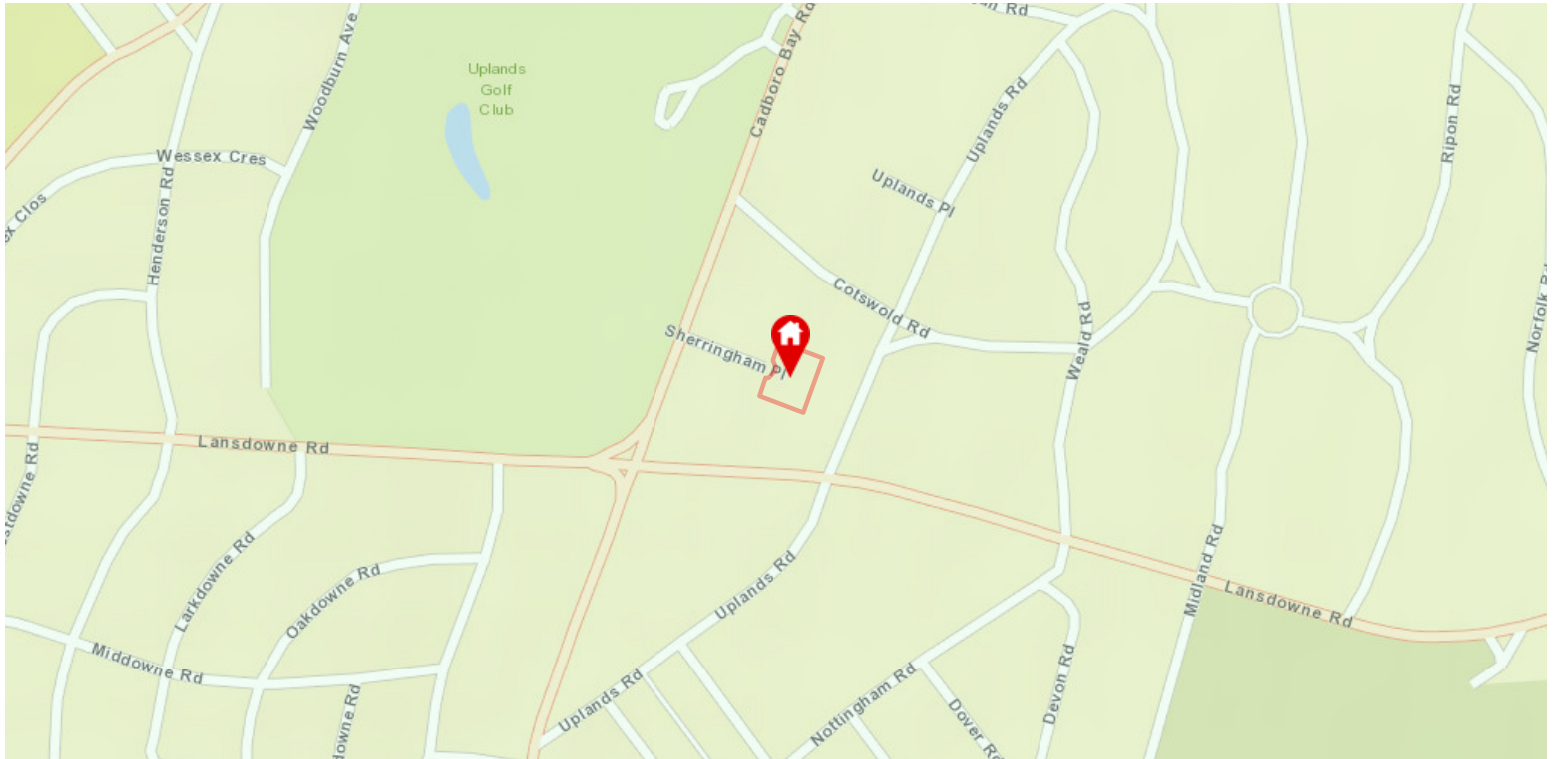
Subject Property Designations:

Status: Not in Agricultural Land Reserve

Layer Legend:

● Agricultural Land Reserve

StatsCan CMA/CA, 2021



Subject Property Designations:

Census Subdivision Name: Oak Bay

Census Metropolitan Area/Census Agglomeration: Victoria

Census Subdivision Type: Census subdivision within census metropolitan area

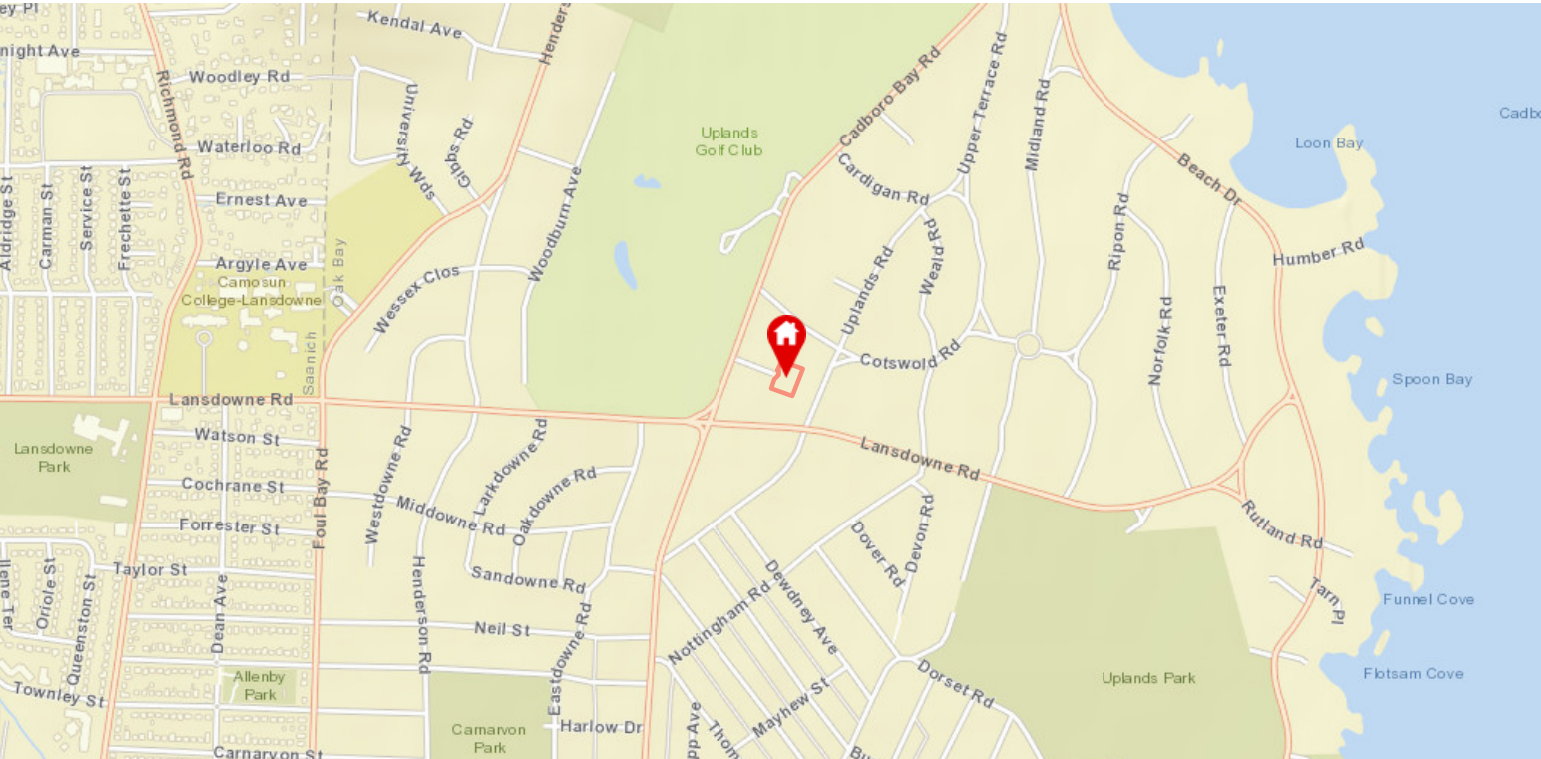
Layer Legend:

● Census Subdivision Name: Oak Bay

Census Metropolitan Area/Census Agglomeration: Victoria

Census Subdivision Type: Census subdivision within census metropolitan area

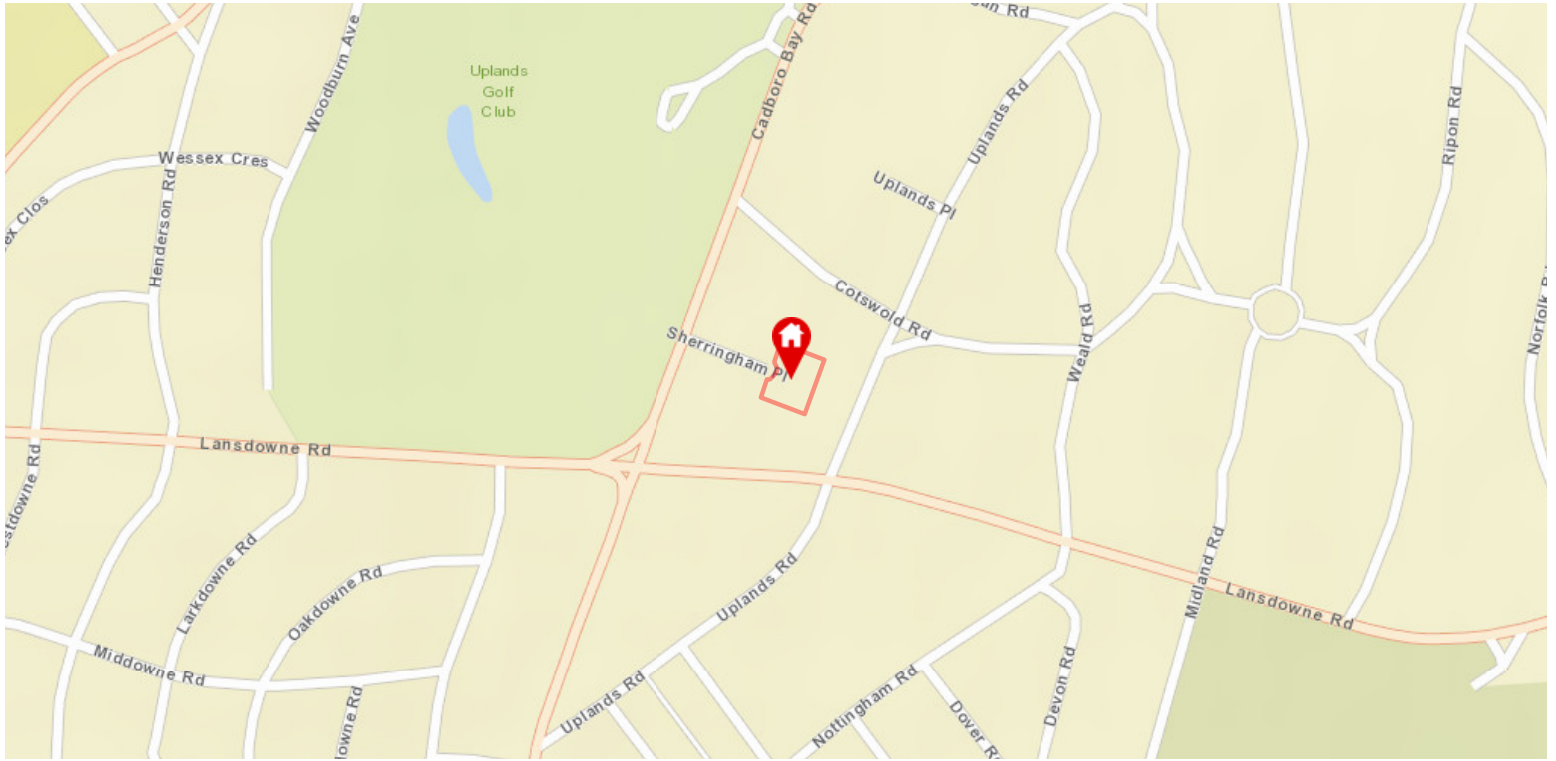
Floodplain Data



Subject Property Designations:

Status: Not in Floodplain

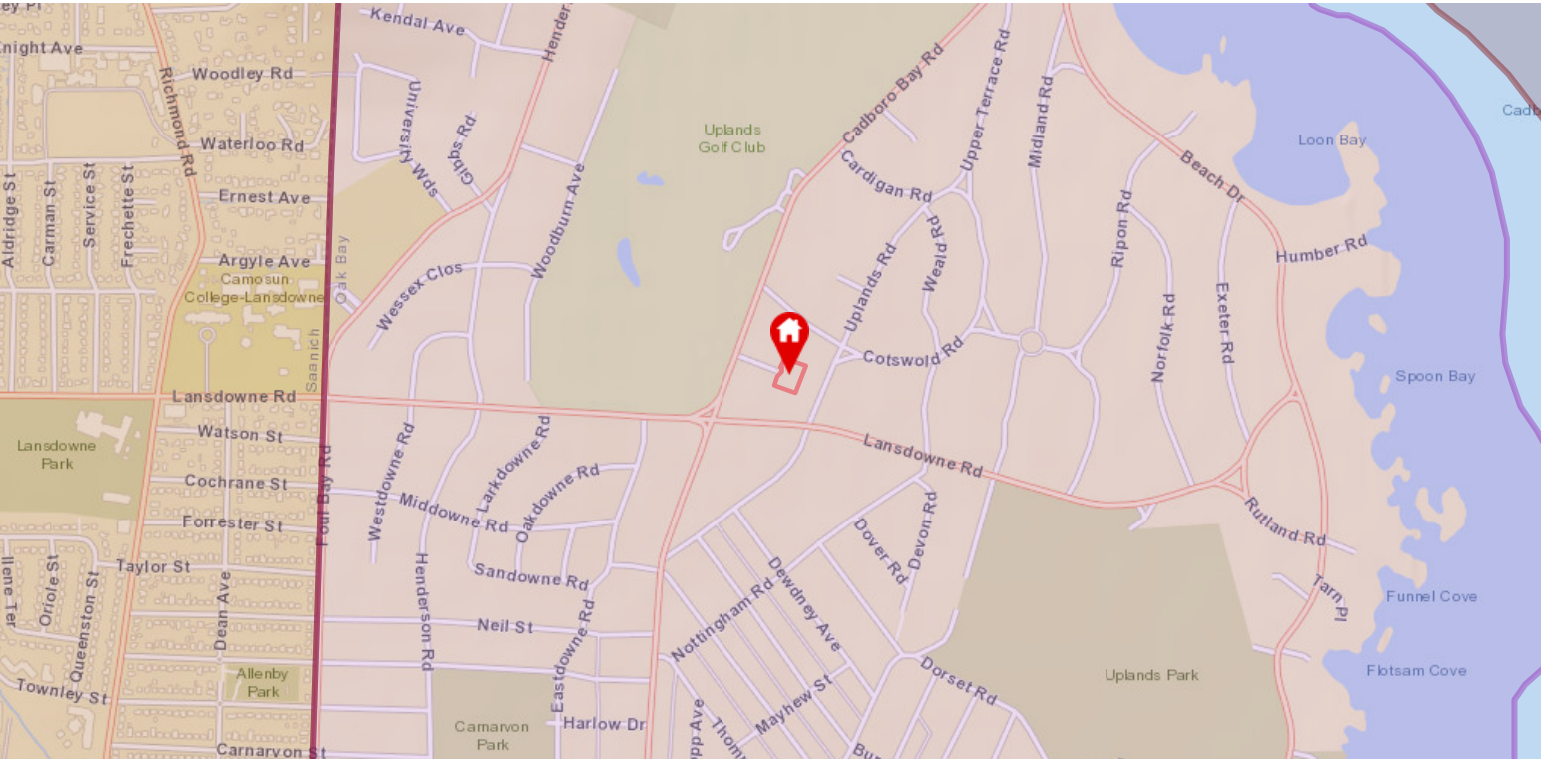
Frequent Transit Development Areas



Subject Property Designations:

Not Applicable

Municipal Boundaries



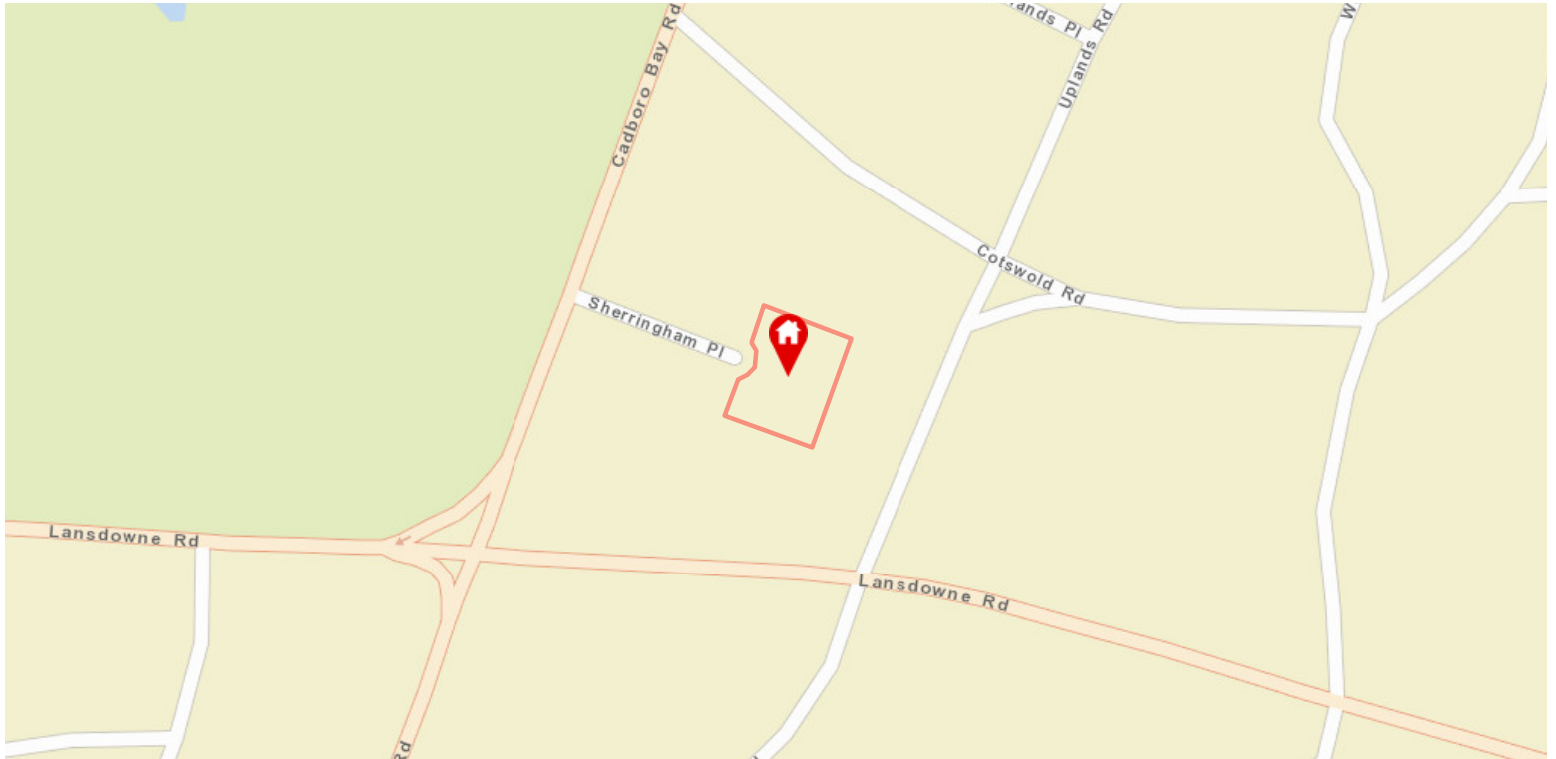
Subject Property Designations:

Name: Corporation of the District of Oak Bay

Layer Legend:

- Corporation of the District of Oak Bay
- Corporation of the District of Saanich

Tie Lines



Subject Property Designations:

Property is not a Tied Parcel

Active Development



Subject Property Designations:

No Development Applications

Layer Legend:

Label	Details
A	<p>Project Type: SINGLE FAMILY DWELLING PERMIT</p> <p>Folder Number: BP014737</p> <p>Application Date: Jun 03, 2022</p> <p>Address: 2505 COTSWOLD RD</p> <p>Status: ACTIVE</p> <p>Purpose: This permit application is for the construction of a single family residential house.</p>

Inactive Development



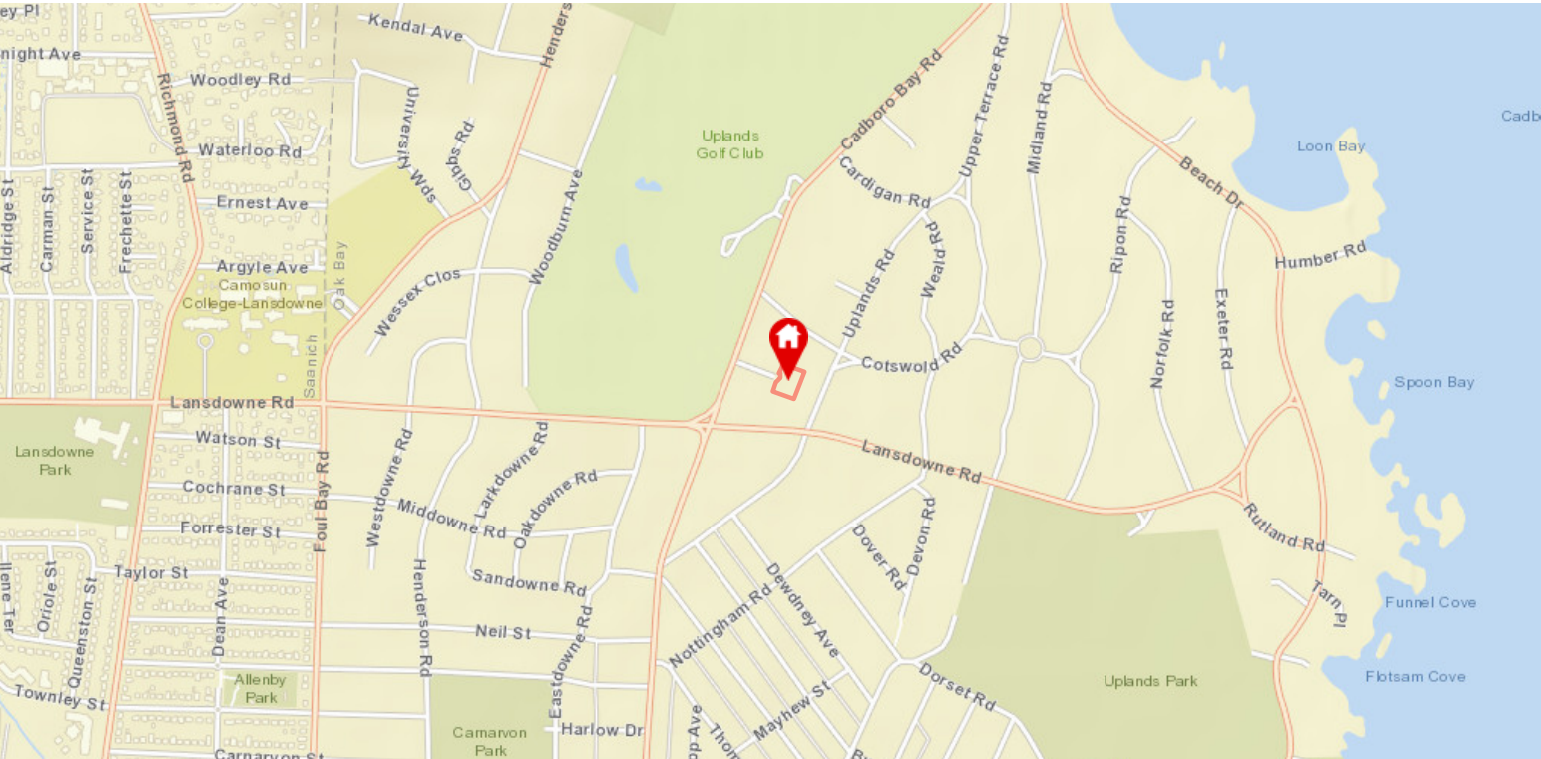
Subject Property Designations:

No Development Applications

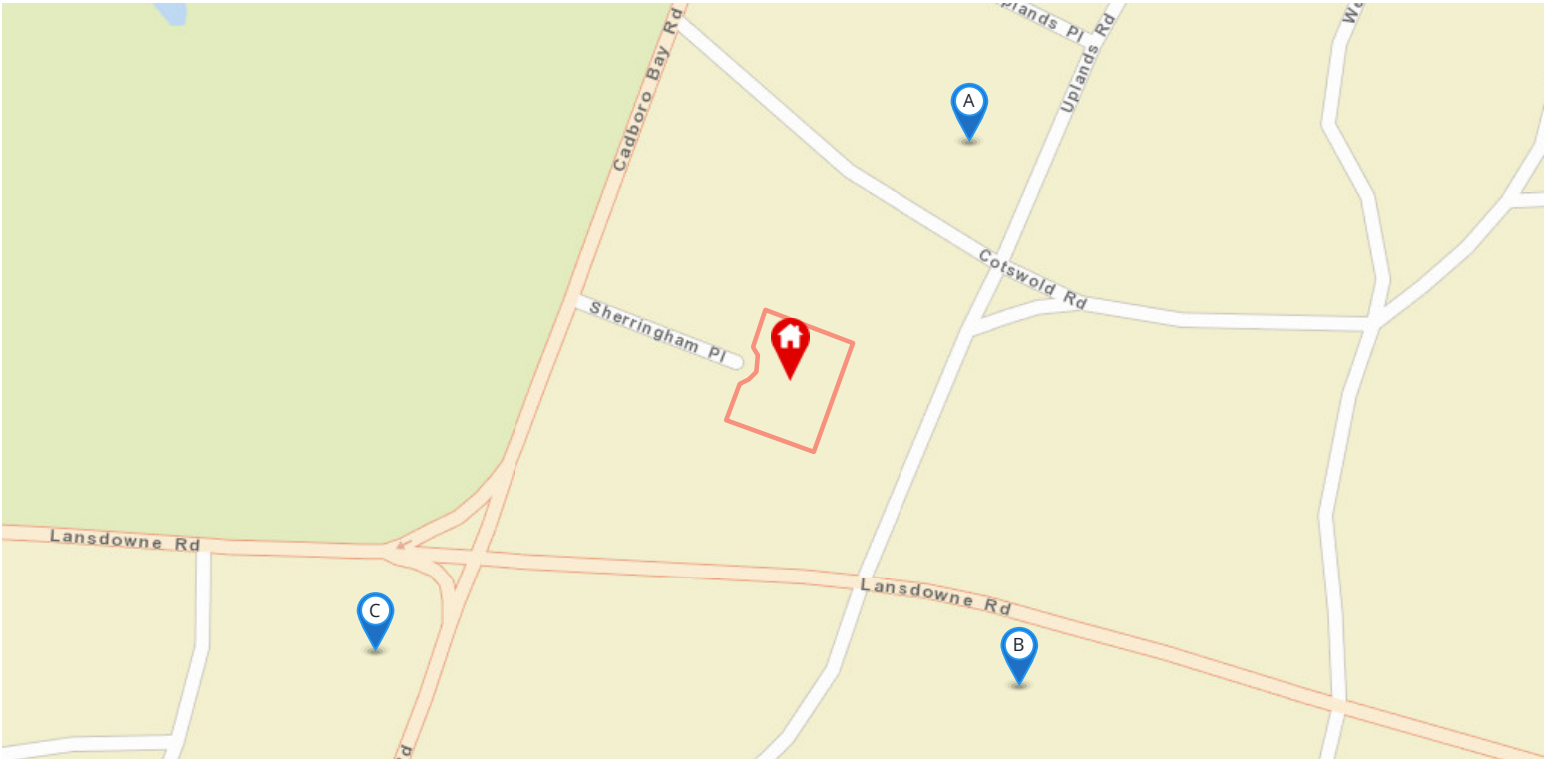
Layer Legend:

Label	Details
A	<p>Project Type: DEMOLITION PERMIT</p> <p>Folder Number: BP014593</p> <p>Application Date: Apr 19, 2022</p> <p>Address: 2505 COTSWOLD RD</p> <p>Status: ARCHIVED</p> <p>Purpose: This permit is being issued for the demolition of the existing residential dwelling.</p>

Canada Energy Regulator Pipelines



BC Contaminated Sites



Subject Property Contaminated Site:

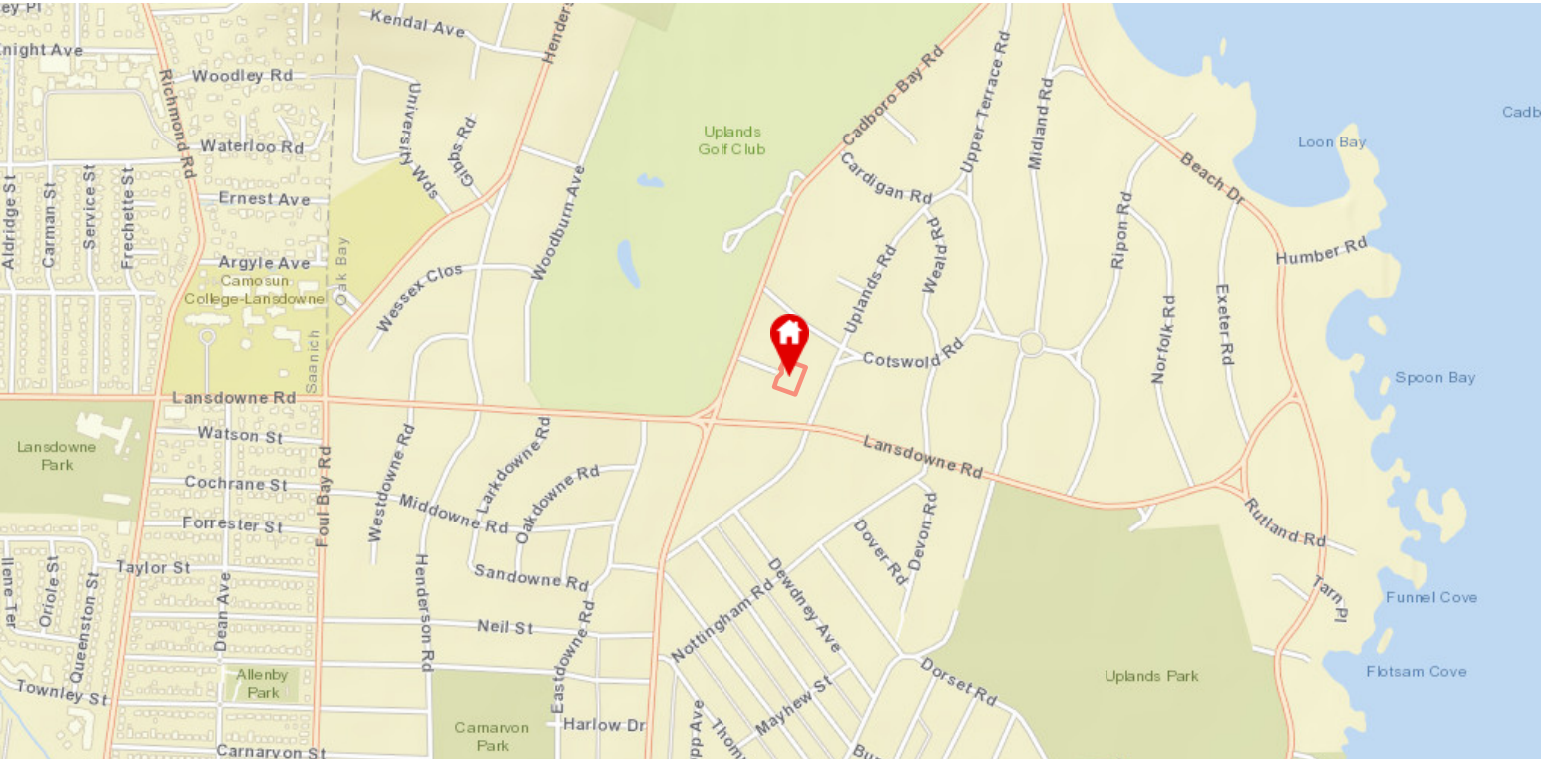
Not Applicable

Layer Legend:

Label	Details
A	Address: 3200 UPLANDS AVENUE, OAK BAY Common Name: 3200 UPLANDS AVENUE, OAK BAY, BC Site ID: 21297 Env Remediation Site ID: 68401864 Regional File No: - Victoria File No: 26250-20/21297 Description: LATS/LONGS CONFIRMED USING GOOLE EARTH AND LTSA Go to BC Contaminated Sites Registry
B	Address: 2545 LANSDOWNE ROAD, VICTORIA Common Name: 2545 LANSDOWNE ROAD, OAK BAY Site ID: 13276 Env Remediation Site ID: 68391166 Regional File No: - Victoria File No: 26250-20/13276 Description: - Go to BC Contaminated Sites Registry
C	Address: 3084 CADBORO BAY ROAD, OAK BAY Common Name: 3084 CADBORO BAY ROAD, OAK BAY Site ID: 17428 Env Remediation Site ID: 68394922 Regional File No: - Victoria File No: 26250-20/17428

Label	Details
	Description: LATS/LONGS CONFIRMED USING GOOGLE NOV 26, 2014 Go to BC Contaminated Sites Registry

BC Transmission Lines



Groundwater Wells & Aquifers



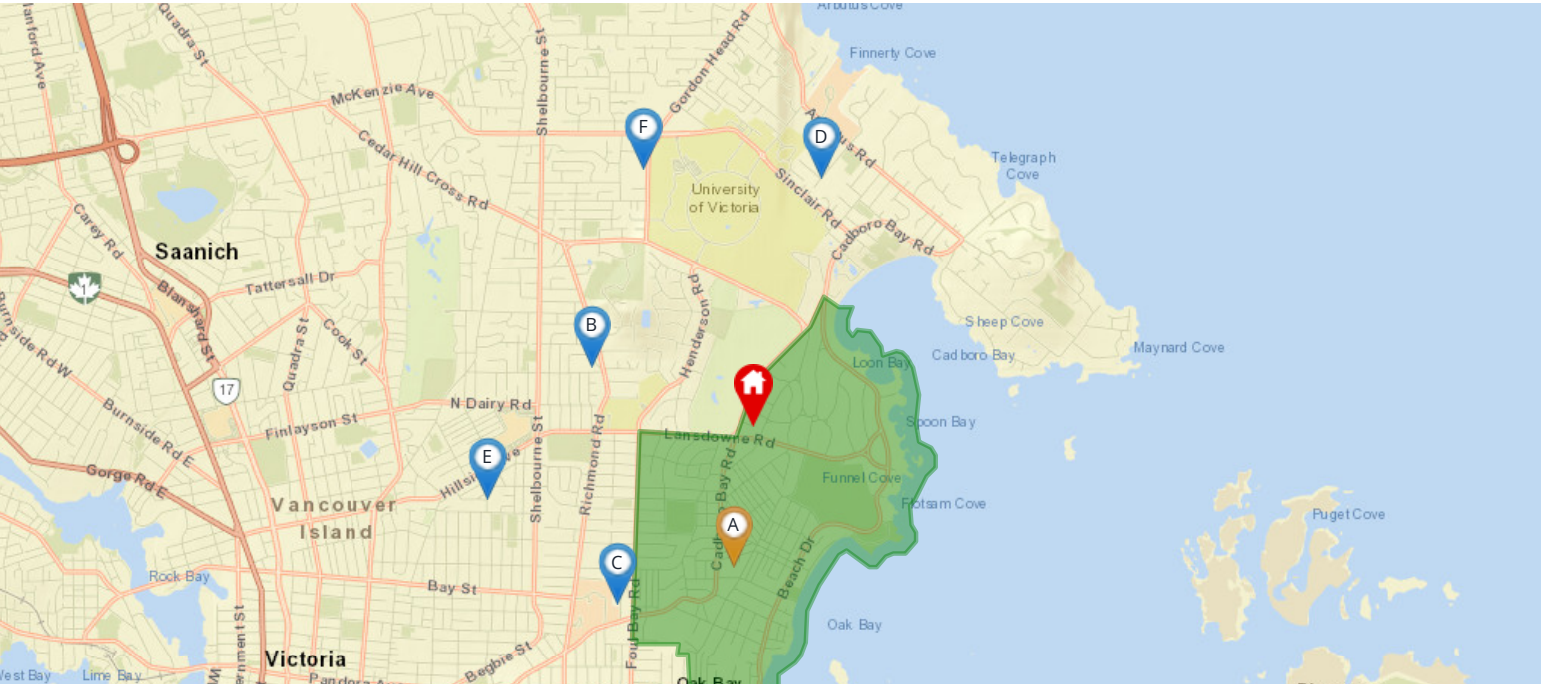
i Not all groundwater wells are registered with the province, as registration was voluntary until February 29, 2016. Data quality issues may impact search results.

Subject Property Designations:

No Groundwater Wells & Aquifers on selected Parcel

Nearest Schools

Nearby Elementary Schools

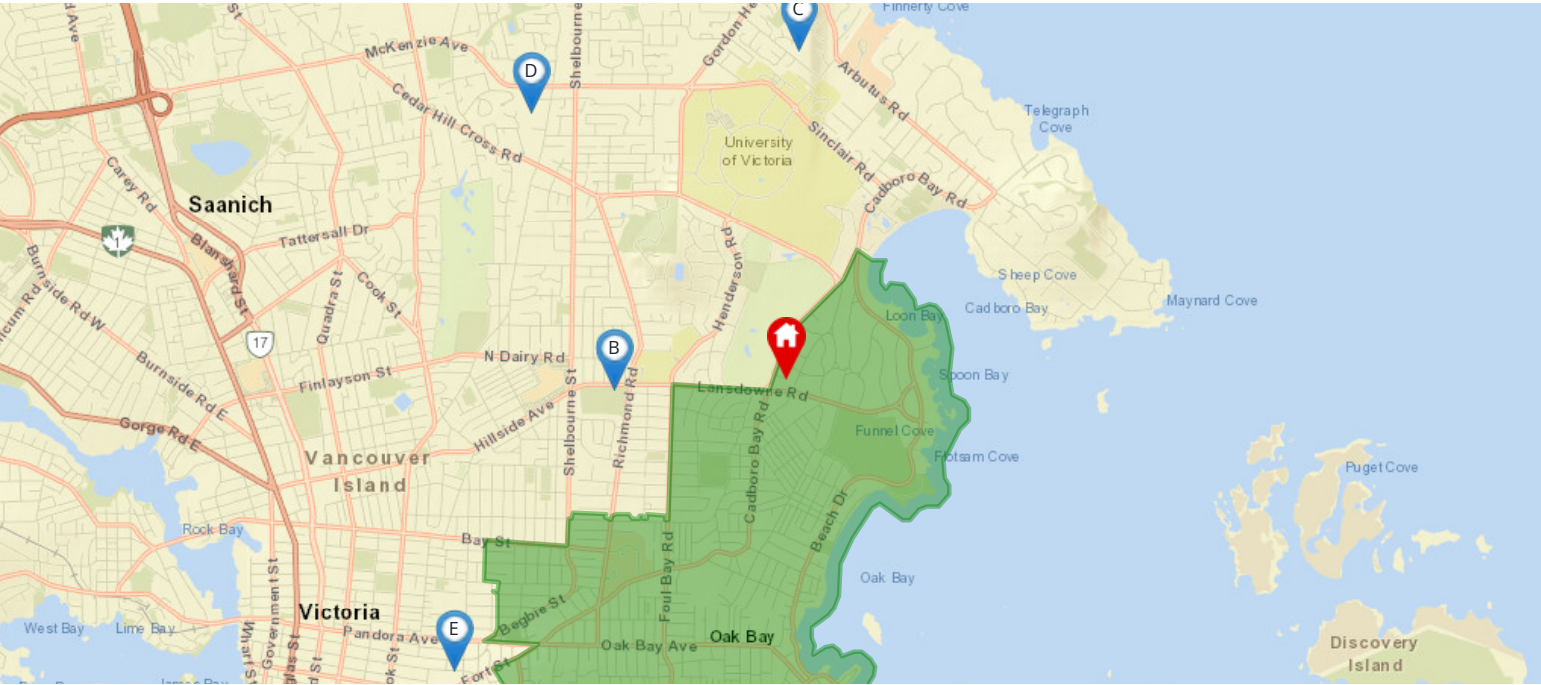


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: Willows Elementary -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Willows	K - 5	SD 61	Victoria		19 mins	1.5 km	4 mins	19 mins
B	St Michaels	K - 12	Independent	Victoria		26 mins	1.9 km	4 mins	26 mins
C	St Patrick's	K - 7	Independent	Victoria		31 mins	2.3 km	6 mins	22 mins
D	Frank Hobbs	K - 5	SD 61	Victoria		37 mins	2.6 km	6 mins	22 mins
E	Oaklands	K - 5	SD 61	Victoria		36 mins	2.7 km	7 mins	24 mins
F	Campus View	K - 5	SD 61	Victoria		44 mins	3.2 km	5 mins	33 mins

Nearby Middle Schools

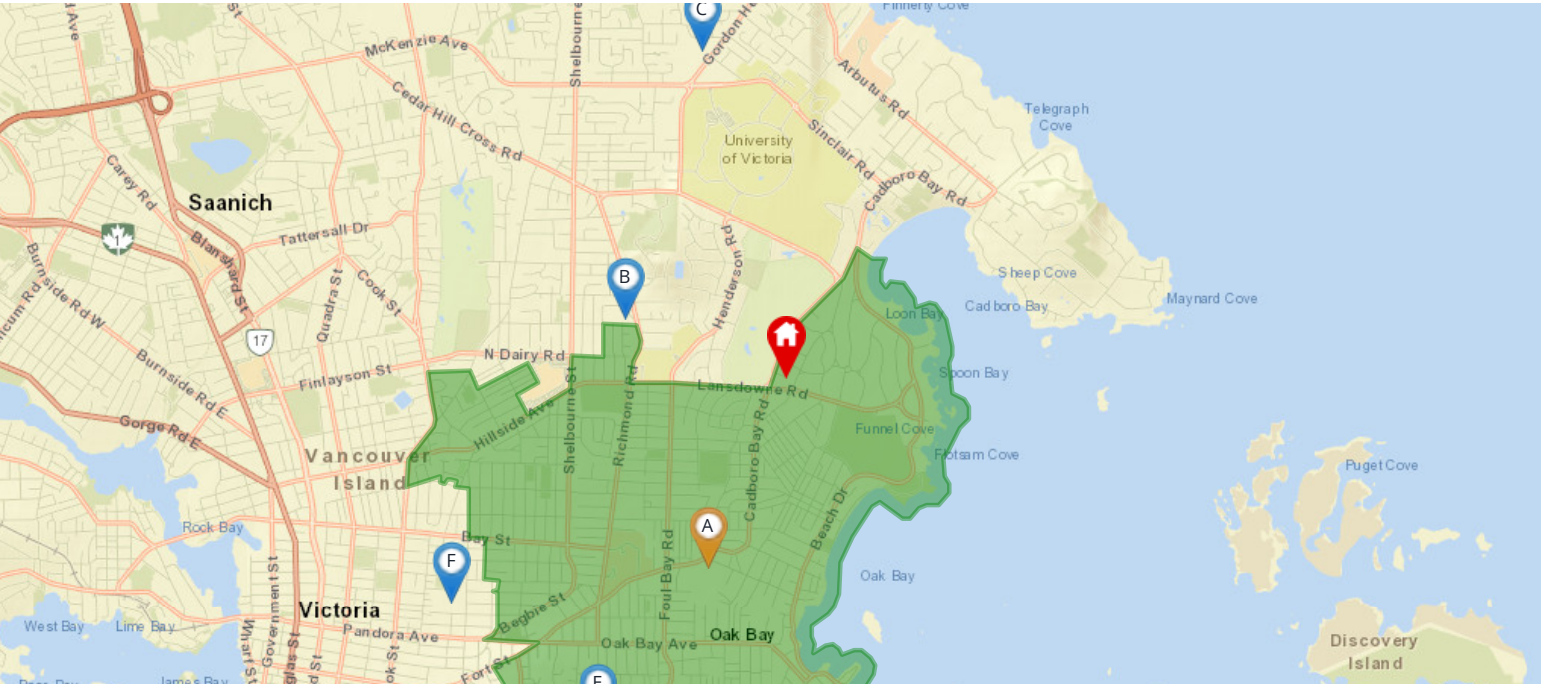


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: Monterey Middle -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Monterey Middle School	6 - 8	SD 61	Victoria		46 mins	3.5 km	8 mins	32 mins
B	Lansdowne Middle School	6 - 8	SD 61	Victoria		20 mins	1.5 km	3 mins	18 mins
C	Arbutus Global Middle School	6 - 8	SD 61	Victoria		48 mins	3.5 km	6 mins	22 mins
D	Cedar Hill Middle School	6 - 8	SD 61	Victoria		57 mins	4.1 km	9 mins	36 mins
E	Central Middle School	6 - 8	SD 61	Victoria		59 mins	4.3 km	10 mins	27 mins
F	Gordon Head Middle School	6 - 8	SD 61	Victoria		1 hour 16 mins	5.6 km	10 mins	47 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: Oak Bay High -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Oak Bay	9 - 12	SD 61	Victoria	AP Program	26 mins	2.0 km	4 mins	15 mins
B St Michaels	K - 12	Independent	Victoria	AP Program	26 mins	1.9 km	4 mins	26 mins
C Mount Douglas	9 - 12	SD 61	Victoria	AP Program	51 mins	3.7 km	7 mins	32 mins
D Maria Montessori	K - 12	Independent	Victoria		1 hour 1 min	4.5 km	8 mins	35 mins
E Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (DP)	52 mins	3.9 km	9 mins	30 mins
F Victoria High	9 - 12	SD 61	Victoria	AP Program	59 mins	4.3 km	10 mins	34 mins

Walk Score

3165 SHERRINGHAM PL Oak Bay, V8R 3R9



Car-Dependent

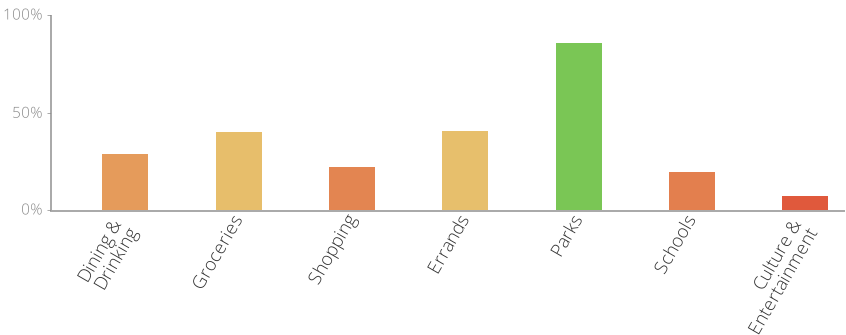
Most errands require a car



Bikeable

Some bike infrastructure

The Walk Score here is 31 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

