



PROPERTY REPORT

4556 GORDON POINT DR
Saanich
V8N 6L3
Canada
PID: 026-262-576

FEBRUARY 14, 2024



Karen Dinnie-Smyth
RE/MAX Camosun
Sidney
P: 250 213-6017
kdinnie-smyth@shaw.ca
www.karendinnie-smyth.com



When experience matters

I'm more than a real estate agent. I'm a REALTOR®.



Summary Sheet

4556 GORDON POINT DR Saanich BC V8N 6L3

PID	026-262-576
Legal Description	LOT B DISTRICT LOT 85 VICTORIA DISTRICT PLAN VIP78681
Plan	VIP78681
Zoning	RS-12B - Single Family Dwelling Zone
Community Plan(s)	LAP: Gordon Head , not in ALR



Year Built	2007	Structure	SINGLE FAMILY DWELLING
Lot Size	10334.93 ft²	Bedrooms	5
Bathrooms	6	Dimensions	-
Max Elev.	11.36 m	Min Elev.	9.39 m
Floor Area	4912 Ft²	Walk Score	9 / Car-Dependent
Transit Score	42 / Some Transit	Annual Taxes	\$15,642.00

ASSESSMENT

	2023	%	2024
Building	\$1,708,000	↑ 4.92	\$1,792,000
Land	\$1,803,000	↓ -4.16	\$1,728,000
Total	\$3,511,000	↑ 0.26	\$3,520,000

APPRECIATION

	Date	(\$)	% Growth
List Price	14/02/2024	\$3,925,000	↑ 343.50
Sales History	16/03/2006	\$885,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
953263	Active 14/02/2024	0	\$3,925,000 /	RE/MAX Camosun
366055	Expired 05/09/2005	123	\$950,000 /	Re/Max Camosun
377920	Sold 16/03/2006	137	\$885,000 / \$885,000	Pemberton Holmes - Cloverdale

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

	Elementary	Middle	Secondary
Catchment	Hillcrest	Gordon Head Middle School	Lambrick Park
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.

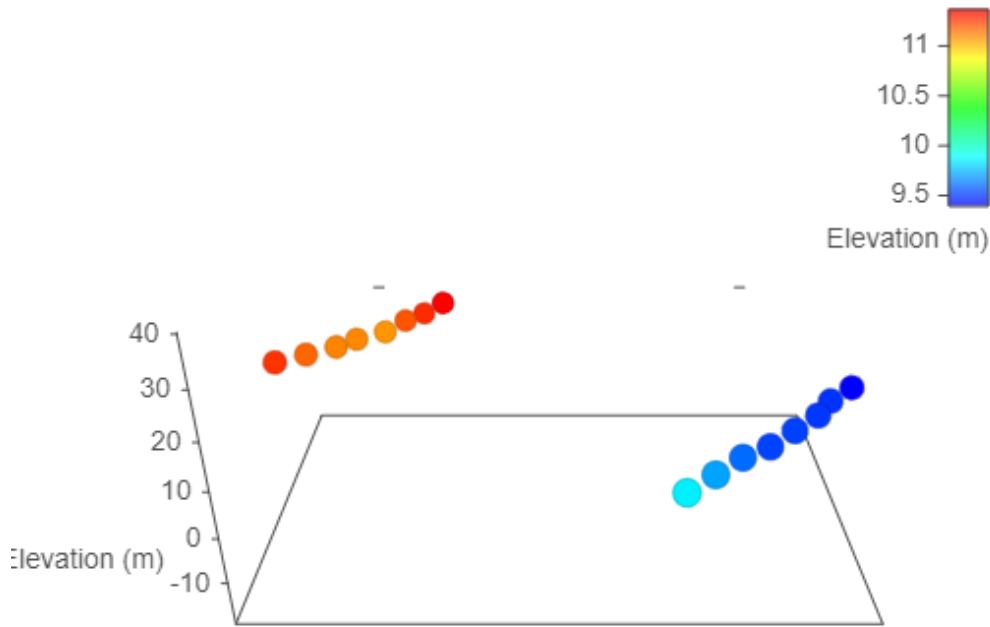
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography

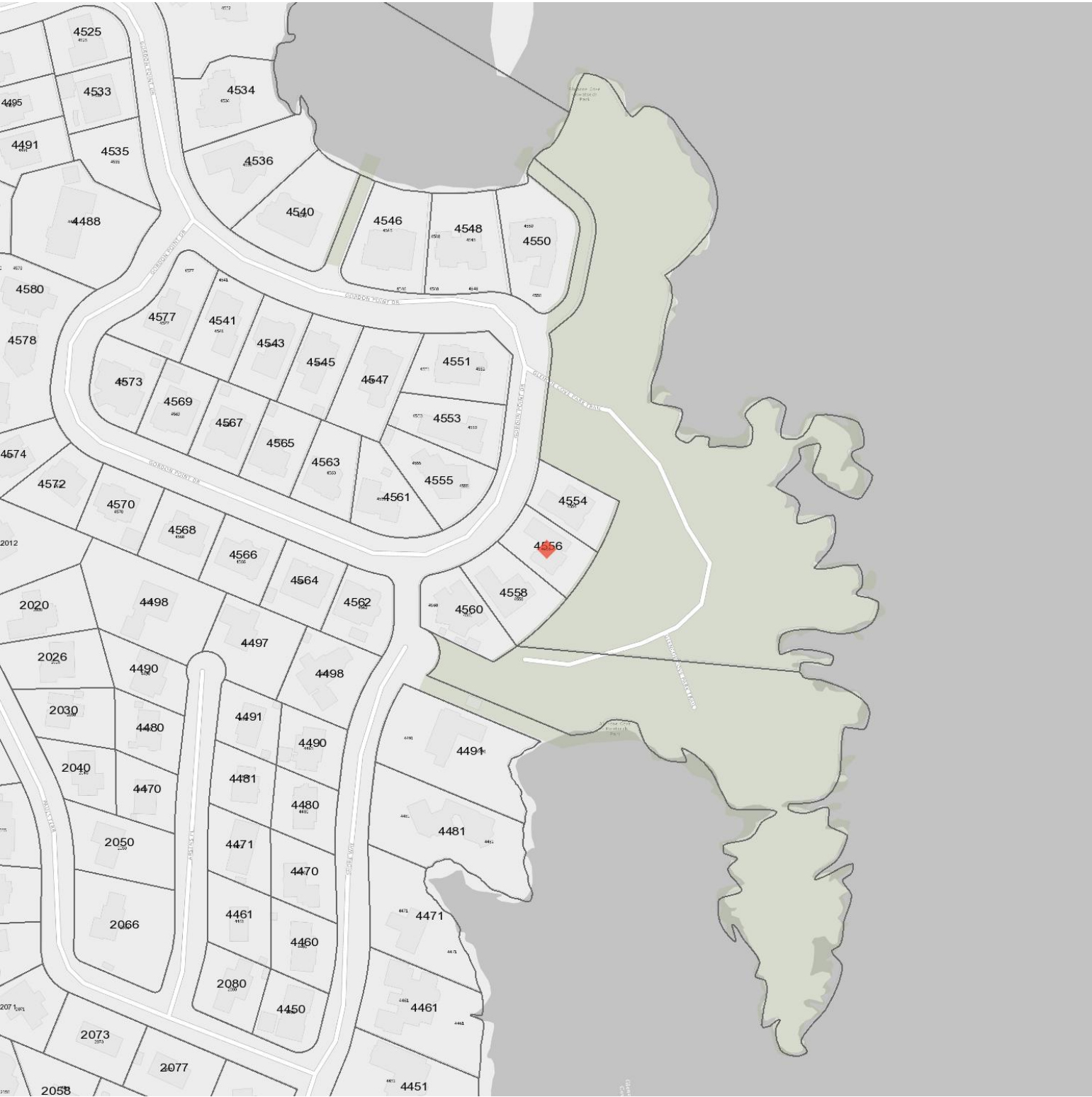


The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 11.36 m | Min Elevation: 9.39 m | Difference: 1.97 m

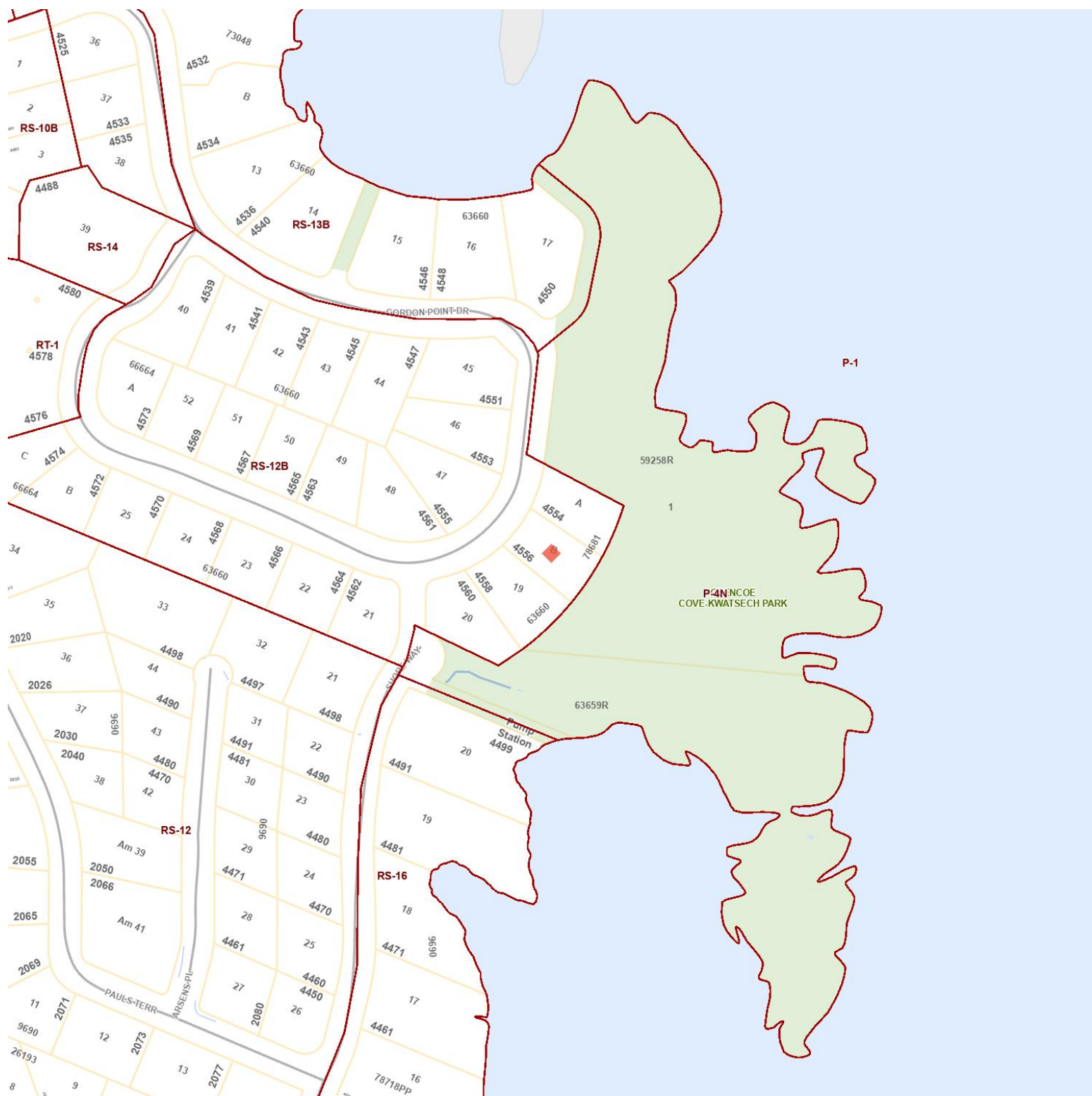
Legal



Legend

- | | | | |
|--------------|--------------|------------------|------------------|
| Right of Way | Covenant | Lease or License | Other |
| Not Active | Right of Way | Covenant | Lease or License |
| Other | Not Active | Service Code | |

Legal



Legend

- Address
- Municipal Boundary
 - Major
 - Highway
 - Natural
 - Parcel
 - Pacific Ocean

- Ocean Label
- CRD Region
 - Collector
 - Major
 - Water Body
 - Parcel
 - Zoning

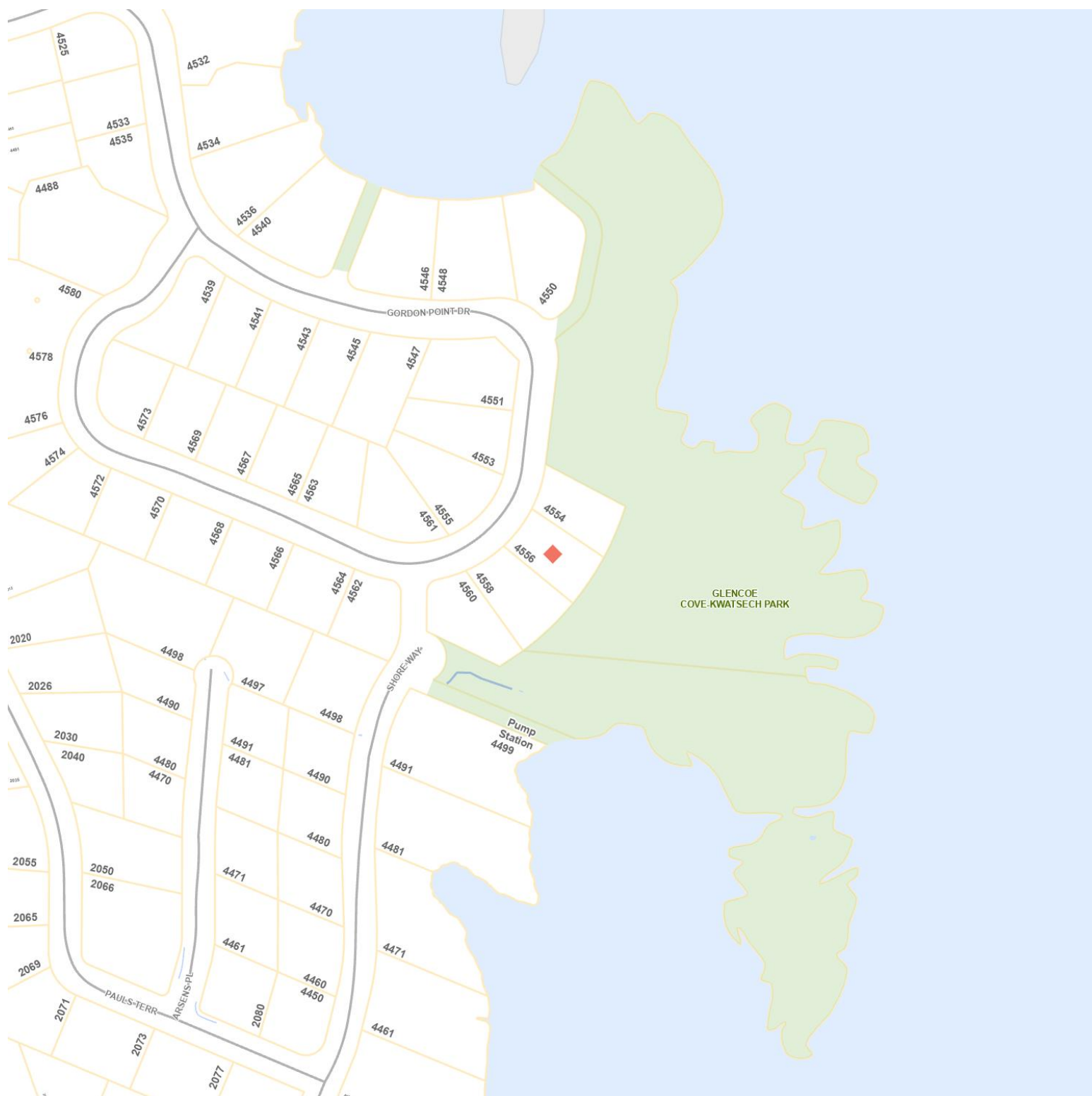
- Facilities
- Local Area Boundary
 - Bridge
 - Other
 - Parks
 - PMBC
 - Legal

- Schools
- Highway
 - Other
 - Man-made
 - Parks
 - Bridge

Legend

Address	Ocean Label	Facilities	Schools
Municipal Boundary	CRD Region	Local Area Boundary	Highway
Major	Collector	Bridge	Other
Highway	Major	Other	Man-made
Natural	Water Body	Parks	Parks
Parcel	Parcel	PMBC	Bridge
Pacific Ocean	Planned	Under Construction	Service Plate
Pole Mount	Steel Standard	Post Top	Down Facing
Double Davit	Wall Pack	Decorative	Tunnel
Unknown	Utility Pole	Standard	Inspection
Cap	Sewer Manhole	Main	Lateral
Main Cap	Air Release Chamber	Junction Chamber	Observation Chamber
Overflow Chamber	Pigging Chamber	Pump Station	Storage Basin Or Tank
Transition Chamber	Valve Chamber	Air Release	Drain
Simple Check	Gate	Sewer Gravity Main	Sewer Pressurized Main
Sewer Lateral	Sewer Service area	Standard	Inspection
Cap	Sewer Manhole - External	Main	Lateral
Main Cap	AirReleaseChamber	JunctionChamber	ObservationChamber
OverflowChamber	PiggingChamber	PumpStation	StorageBasinOrTank
TransitionChamber	ValveChamber	AirRelease	Drain
SimpleCheck	Gate	Sewer Gravity Main - External	Sewer Pressurized Main - External
Sewer Lateral - External	Cleanout : Lateral	Cleanout : Main	Connection : Cap
Connection : Inspection	Connection : Standard	Control Valve : Air Release	Control Valve : Drain
Control Valve : Simple Check	Discharge Point	Fitting : Junction	Fitting : Main Cap
Manhole	Meter	Network Structure : Air Release Chamber	Network Structure : Junction Chamber
Network Structure : Pump Station	Network Structure : Storage Basin Or Tank	Network Structure : Transition Chamber	Network Structure : Valve Chamber
Pump	Service Valve : Gate	Point: Observation	Point: Vent
Gravity Main : Outfall	Service Valve : Gate	Gravity Main : Collector	Gravity Main : Inverted Siphon
Pressurized Main : Force	Gravity Main : Overflow	Gravity Main : Trunk	Lateral Line
Storm Manhole	Standard	Inspection	Cap
Storm Catch Basin	Storm Cleanout	Storm Main Cap	Storm Silt Trap
Storm Outlet	Storm Network Structure	Storm Gravity Main	Storm Lateral
Cleanout : Lateral	Catch Basin : Catch Basin	Catch Basin : Oil Interceptor	Catch Basin : Silt Trap
Cleanout : Main	Fitting : Junction	Connection : Cap	Connection : Inspection
Connection : Standard	Fitting : Junction	Fitting : Main Cap	Fitting : Reducer
Manhole	Network Structure : Pump Station	Gravity Main : Box Culvert	Gravity Main : Collector
Gravity Main : Culvert	Lateral : Lead	Lateral : Standard	Lateral : Wye
Water Quality Station	Water Meter	Water Hydrant	Water Main Cap
Air	Branch	Check	Flush
Hydrant	Mainline	Service	Zone Boundary
Pressure Regulating	Water Pump Station	Water Reservoir	Water Pressurized Main
Water Service Line	Water PRV Assembly	Water Structure	Water Service Boundary
Water Pressure zone	Water Quality Station - External	Water Meter - External	Water Hydrant - External
Water Main Cap - External	Air	Branch	Check
Flush	Hydrant	Mainline	Service
Zone Boundary	Pressure Regulating	Water Pump Station - External	Water Reservoir - External
0 - 450	450 - 1200	Water Service Line - External	Bulk Meter
Control Valve : Pressure Regulating Valve	Fitting : Cap	Fitting : Coupling	Fitting : Reducer
Pump Station	Hydrant	Manhole	Meter
System Valve : Check	Reservoir	System Valve : Air	System Valve : Branch
System Valve : Service	System Valve : Flush	System Valve : Hydrant	System Valve : Mainline
Service : Standard	System Valve : Zone Valve	Pressurized Main : Distribution	Pressurized Main : Transmission
	Service : Hydrant	Service : Fire	

Environmental - Streamside DPA and Water Bodies

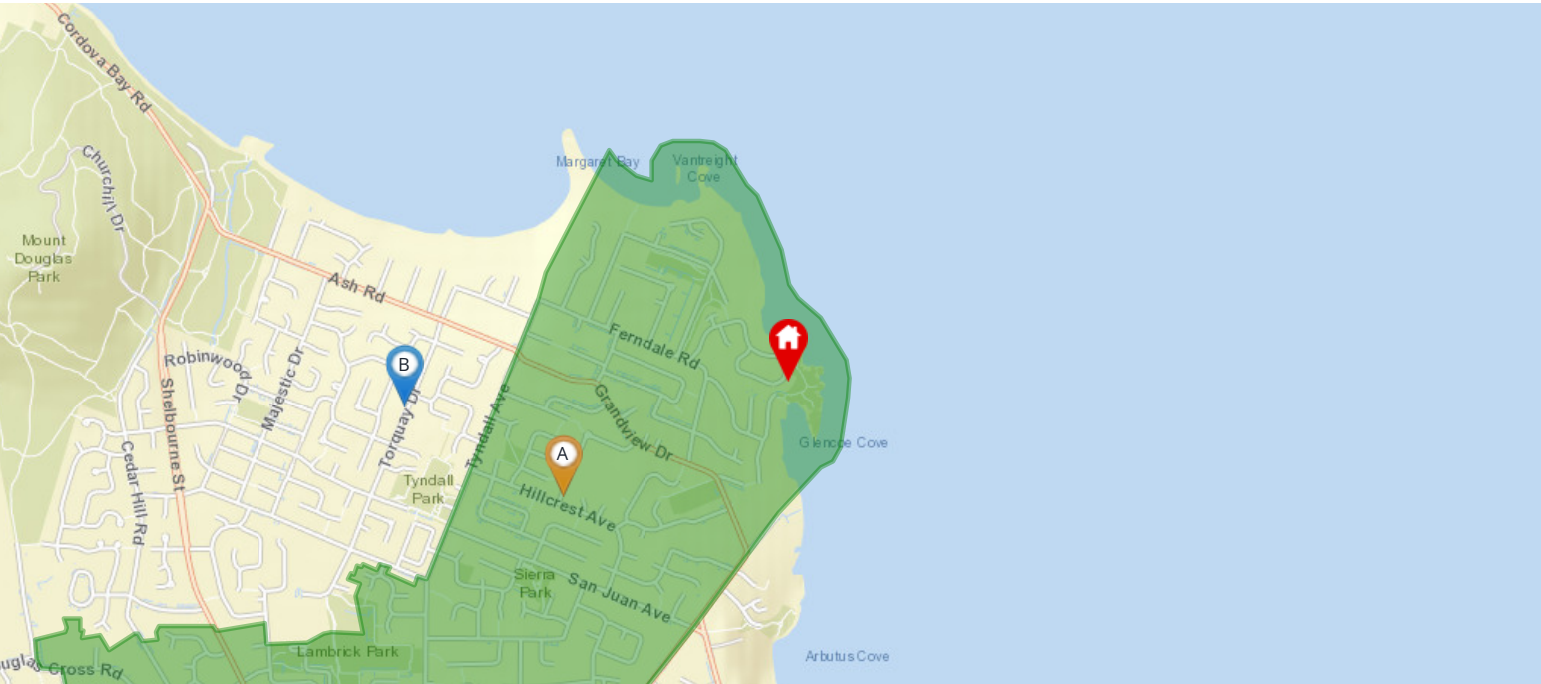


Legend

Address	Ocean Label	Facilities	Schools
Municipal Boundary	CRD Region	Local Area Boundary	Highway
Major	Collector	Bridge	Other
Highway	Major	Other	Man-made
Natural	Water Body	Parks	Parks
Parcel	Parcel	PMBC	Bridge
Pacific Ocean	30m	25m	20m
15m	10m	5m	Proper Functioning Condition
Functional at Risk	Nonfunctional	- - Not Rated	Proper Functioning Condition
Functional at Risk			

Nearest Schools

Nearby Elementary Schools

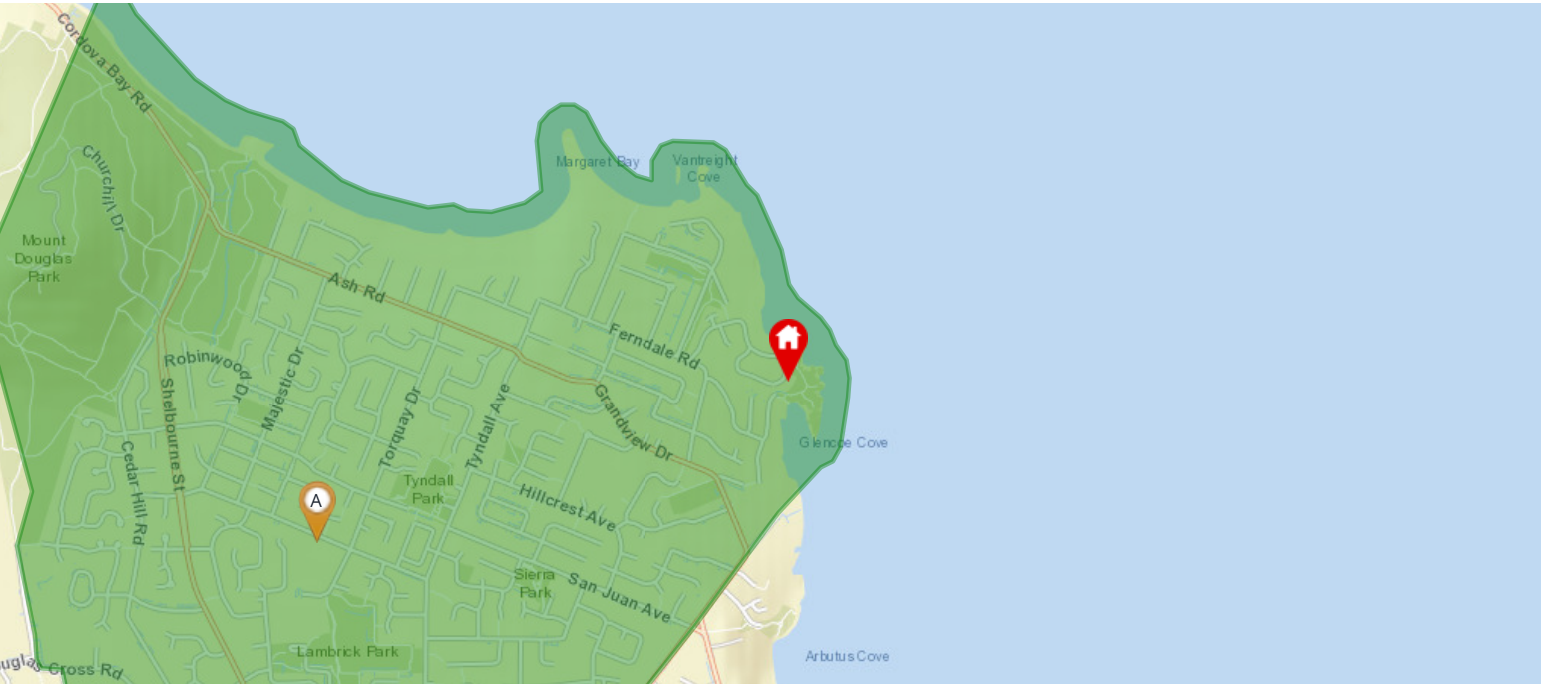


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: Hillcrest Elementary -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Hillcrest	K - 5	SD 61	Victoria		23 mins	1.5 km	5 mins	21 mins
B	Torquay	K - 5	SD 61	Victoria		33 mins	2.3 km	5 mins	22 mins
C	Maria Montessori	K - 12	Independent	Victoria		37 mins	2.6 km	7 mins	26 mins
D	Frank Hobbs	K - 5	SD 61	Victoria		46 mins	3.3 km	7 mins	51 mins
E	Campus View	K - 5	SD 61	Victoria		46 mins	3.2 km	7 mins	37 mins
F	Braefoot	K - 5	SD 61	Victoria		1 hour 9 mins	4.9 km	12 mins	37 mins

Nearby Middle Schools

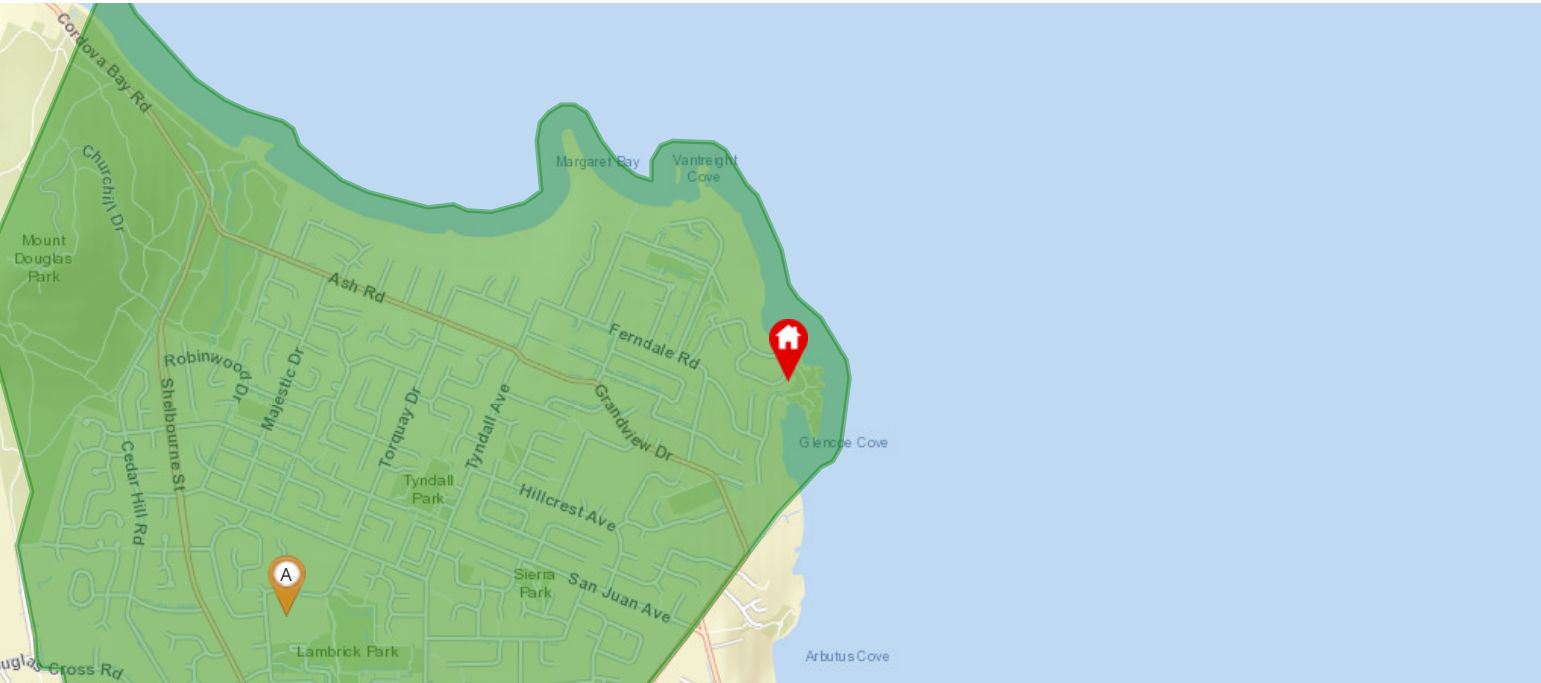


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: **Gordon Head Middle** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Gordon Head Middle School	6 - 8	SD 61	Victoria		41 mins	2.9 km	6 mins	23 mins
B	Arbutus Global Middle School	6 - 8	SD 61	Victoria		39 mins	2.7 km	7 mins	39 mins
C	Cedar Hill Middle School	6 - 8	SD 61	Victoria		1 hour 1 min	4.3 km	10 mins	28 mins
D	Lansdowne Middle School	6 - 8	SD 61	Victoria		1 hour 26 mins	5.9 km	12 mins	34 mins
E	Glanford Middle School	6 - 8	SD 61	Victoria		2 hours 5 mins	8.9 km	16 mins	1 hour 37 mins
F	Colquitz Middle School	6 - 8	SD 61	Victoria		2 hours 4 mins	8.9 km	18 mins	1 hour 11 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Lambrick Park Secondary** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Lambrick Park	9 - 12	SD 61	Victoria	AP Program	44 mins	3.1 km	8 mins	26 mins
B	Maria Montessori	K - 12	Independent	Victoria		37 mins	2.6 km	7 mins	26 mins
C	Mount Douglas	9 - 12	SD 61	Victoria	AP Program	39 mins	2.7 km	6 mins	34 mins
D	St Michaels	K - 12	Independent	Victoria	AP Program	1 hour 19 mins	5.4 km	11 mins	34 mins
E	Reynolds	9 - 12	SD 61	Victoria	AP Program	1 hour 24 mins	6.0 km	13 mins	51 mins
F	St Andrew's	8 - 12	Independent	Victoria		1 hour 35 mins	6.8 km	14 mins	52 mins

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: RS-12B Description: Single Family Dwelling Zone
Proposed Plans	Not Applicable

Zoning



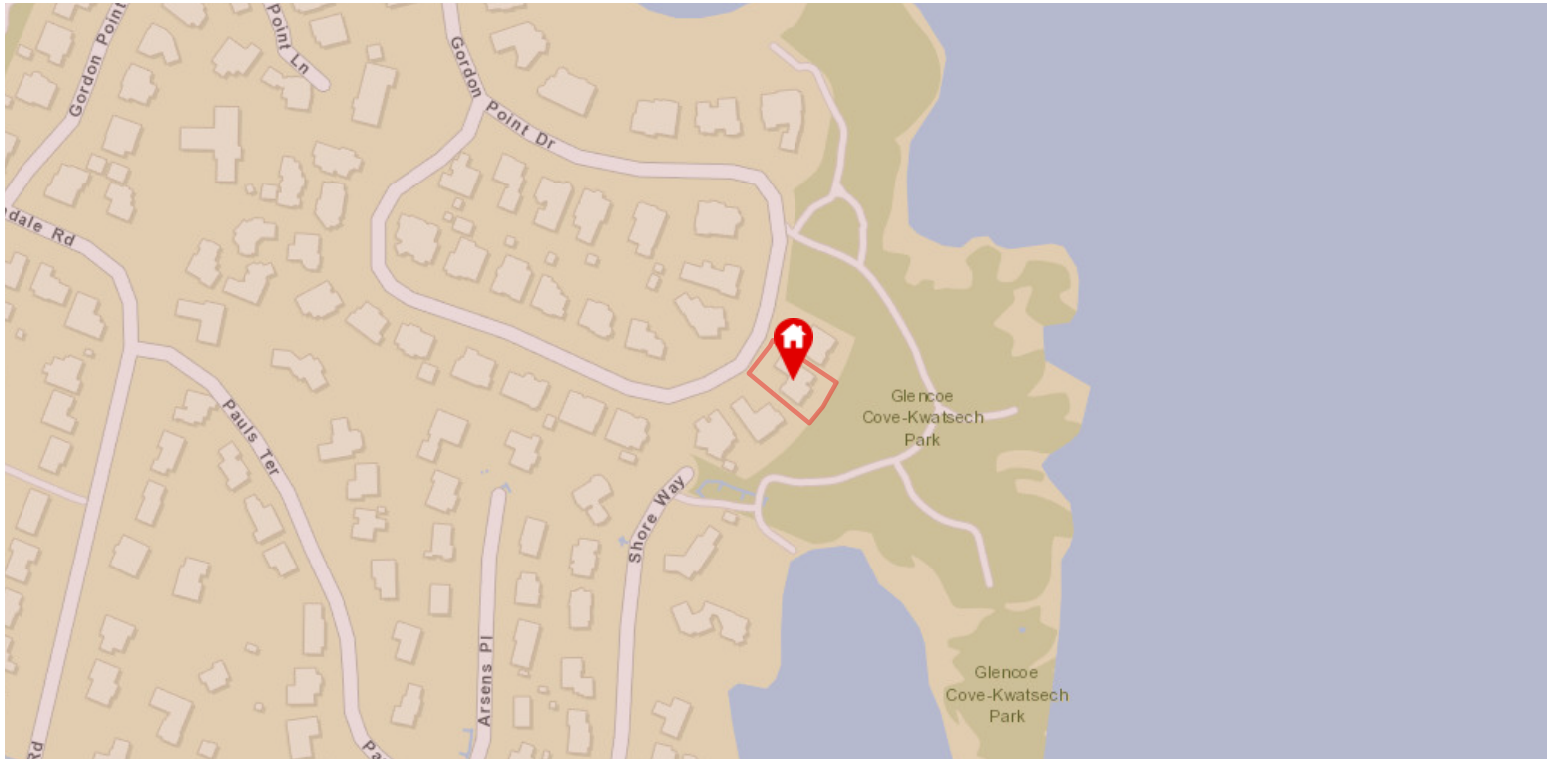
Subject Property Designations:

Code: [RS-12B](#)
Description: Single Family Dwelling Zone

Layer Legend:

	Code	Description
	RS-12B	Single Family Dwelling Zone
	P-4N	Natural Park Zone
	RS-16	Single Family Dwelling Zone
	P-1	Assembly Zone
	RS-13B	Single Family Dwelling Zone
	RS-12	Single Family Dwelling Zone

Municipal Boundaries



Subject Property Designations:

Name: Corporation of the District of Saanich

Layer Legend:

● Corporation of the District of Saanich