

PROPERTY REPORT

1724 SHEARWATER TE
North Saanich

Canada

PID: 001-500-040

NOVEMBER 4, 2026



Logan Wilson Personal Real Estate Corp.
Sotheby's International Realty Canada
Victoria
P: +1(250) 857-0609
O: +1(250) 380-3933
lwilson@sothebysrealty.ca
www.victorialuxurygroup.com

Sotheby's INTERNATIONAL REALTY | Victoria Luxury Group

West Coast Property Excellence

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Summary Sheet

1724 SHEARWATER TE North Saanich BC



PID	001-500-040
Registered Owner	ME*, D*
Legal Description	STRATA LOT A, SECTION 23, RANGE 2 EAST, NORTH SAANICH DISTRICT, STRATA PLAN 1420, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Plan	VIS1420
Zoning	R-2 - Single Family Residential 2
Community Plan(s)	not in ALR

Year Built	–	**Structure**	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	–	**Floor Area**	–
Bathrooms	0	**Bedrooms**	0
Max Elev.	24.89 m	**Min Elev.**	3.14 m
Walk Score	5 / Car-Dependent	**Transit Score**	75 / Excellent Transit
Tax Year	2026	**Annual Taxes**	$6,671.65

ASSESSMENT

	2025	%	2026
Building	$0	–	$0
Land	$1,650,000	↑ 16.73	$1,926,000
Total	$1,650,000	↑ 16.73	$1,926,000

APPRECIATION

	Date	($)	% Growth
Assessment	2026	$1,926,000	↑ 143.80
Sales History	02/09/2020	$790,000	↑ 41
	30/10/2013	$560,000	–

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
835449	Sold 01/09/2020	157	$799,999 / $790,000	RE/MAX Camosun
814848	Expired 14/01/2020	238	$900,090 /	Pemberton Holmes - Cloverdale
653241	Sold 30/10/2013	21	$599,000 / $560,000	Pemberton Holmes - Cloverdale

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

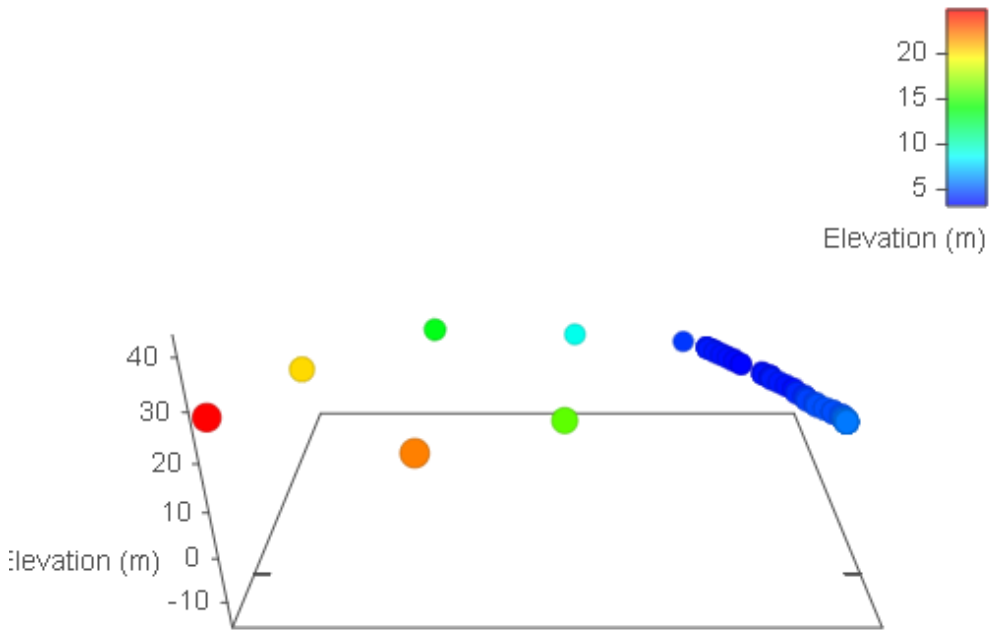




Estimated Lot Dimensions and Topography



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



Max Elevation: 24.89 m | Min Elevation: 3.14 m | Difference: 21.76 m

Capital Regional District GIS

Legal



Legend

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

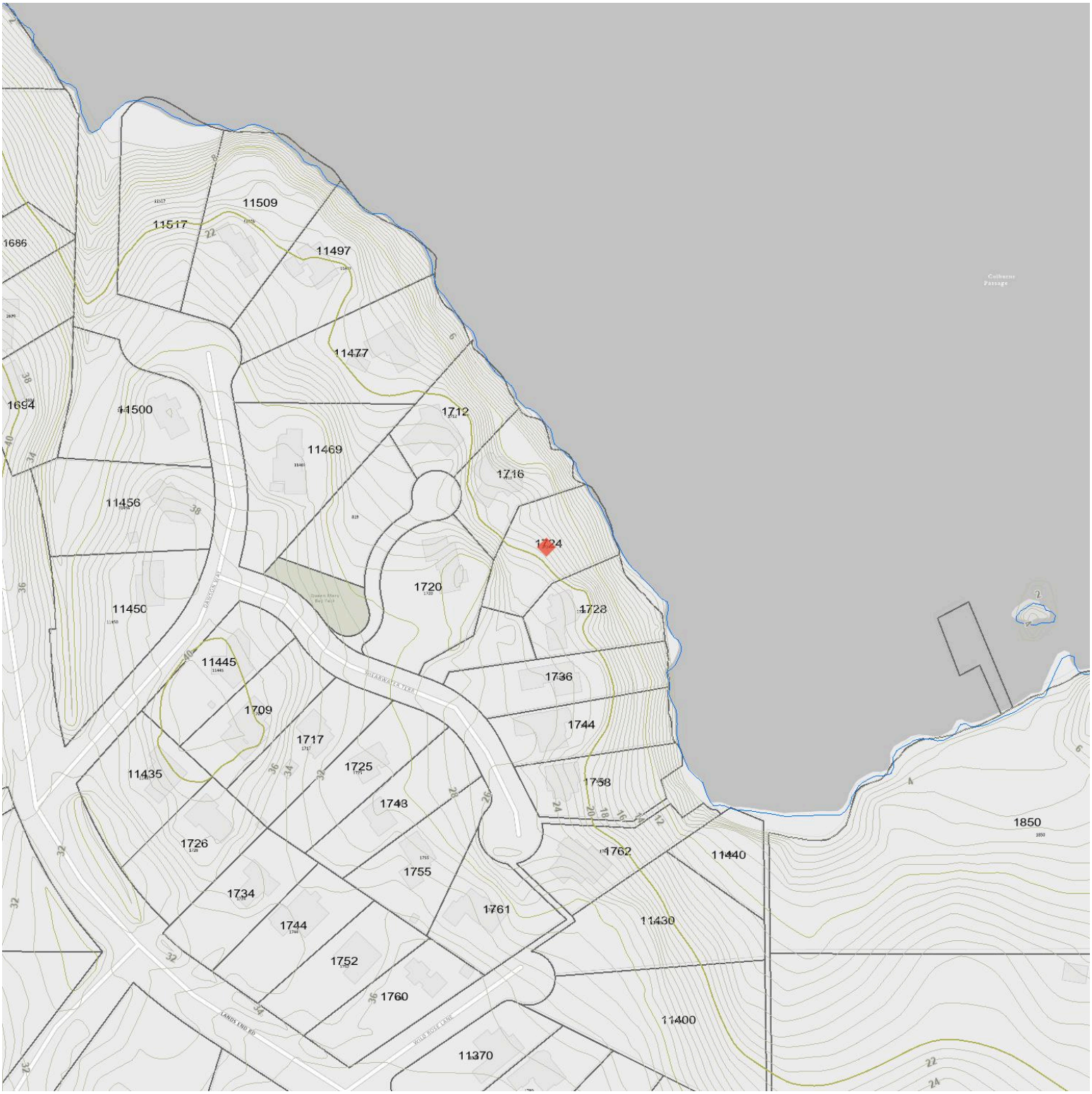
Water Features & Drainage



Legend

- Stream or Ditch
- Pond
- Full Watershed
- Stream or Ditch
- Lake
- Sub Watershed
- Stream or Ditch
- Reservoir
- River
- Wetland

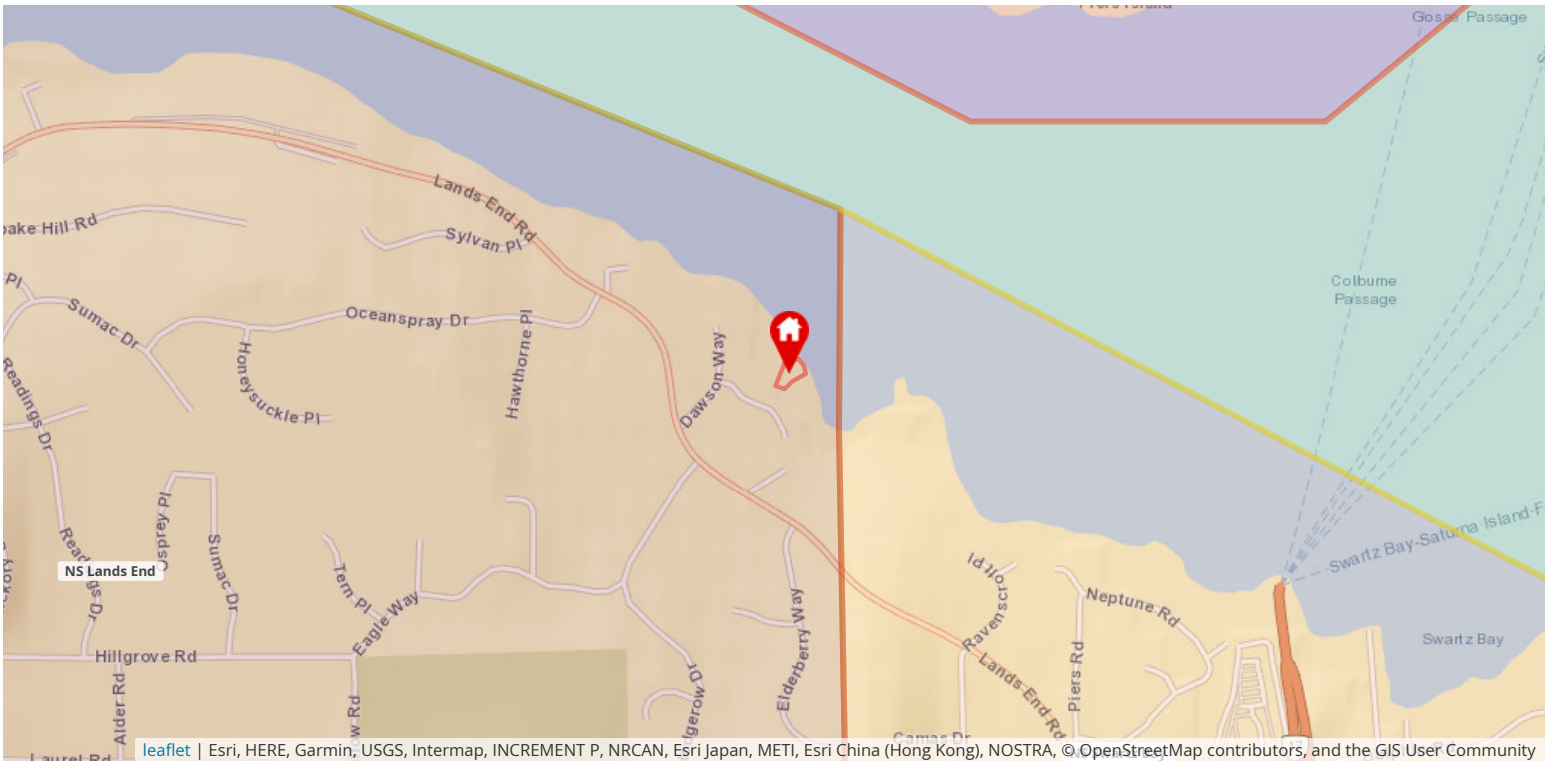
Contours



Legend

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

Sub Areas



Subject Property Designations:

Area: North Saanich

Sub-Area: NS Lands End

Layer Legend:

- **NS Lands End**
- NS Swartz Bay
- GI Gulf Isl Other
- GI Piers Island

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R-2 Description: Single Family Residential 2
Official Community Plan	Not Applicable
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: North Saanich Census Metropolitan Area/Census Agglomeration: Victoria Census Subdivision Type: Census subdivision within census metropolitan area
Frequent Transit Development Areas	Not Applicable

Zoning



Subject Property Designations:

Code: R-2

Description: Single Family Residential 2

Layer Legend:

	Code	Description
	R-2	**Single Family Residential 2**
	M-6	Non-Commercial Marine 2

	Code	Description
	P-4	Park
	R-3	Single Family Residential 3
	P-5	Private Common Area / Open Space

Land Use

Official Community Plan



Subject Property Designations:

Not Applicable

Land Use

Neighbourhood Community Plan



Subject Property Designations:

Not Applicable

Land Use

Local Area Plan



Subject Property Designations:

Not Applicable

Land Use

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

Land Use

StatsCan CMA/CA, 2021



Subject Property Designations:

Census Subdivision Name: North Saanich
Census Metropolitan Area/Census Agglomeration: Victoria
Census Subdivision Type: Census subdivision within census metropolitan area

Layer Legend:

Census Subdivision Name: North Saanich
Census Metropolitan Area/Census Agglomeration: Victoria
Census Subdivision Type: Census subdivision within census metropolitan area

Land Use

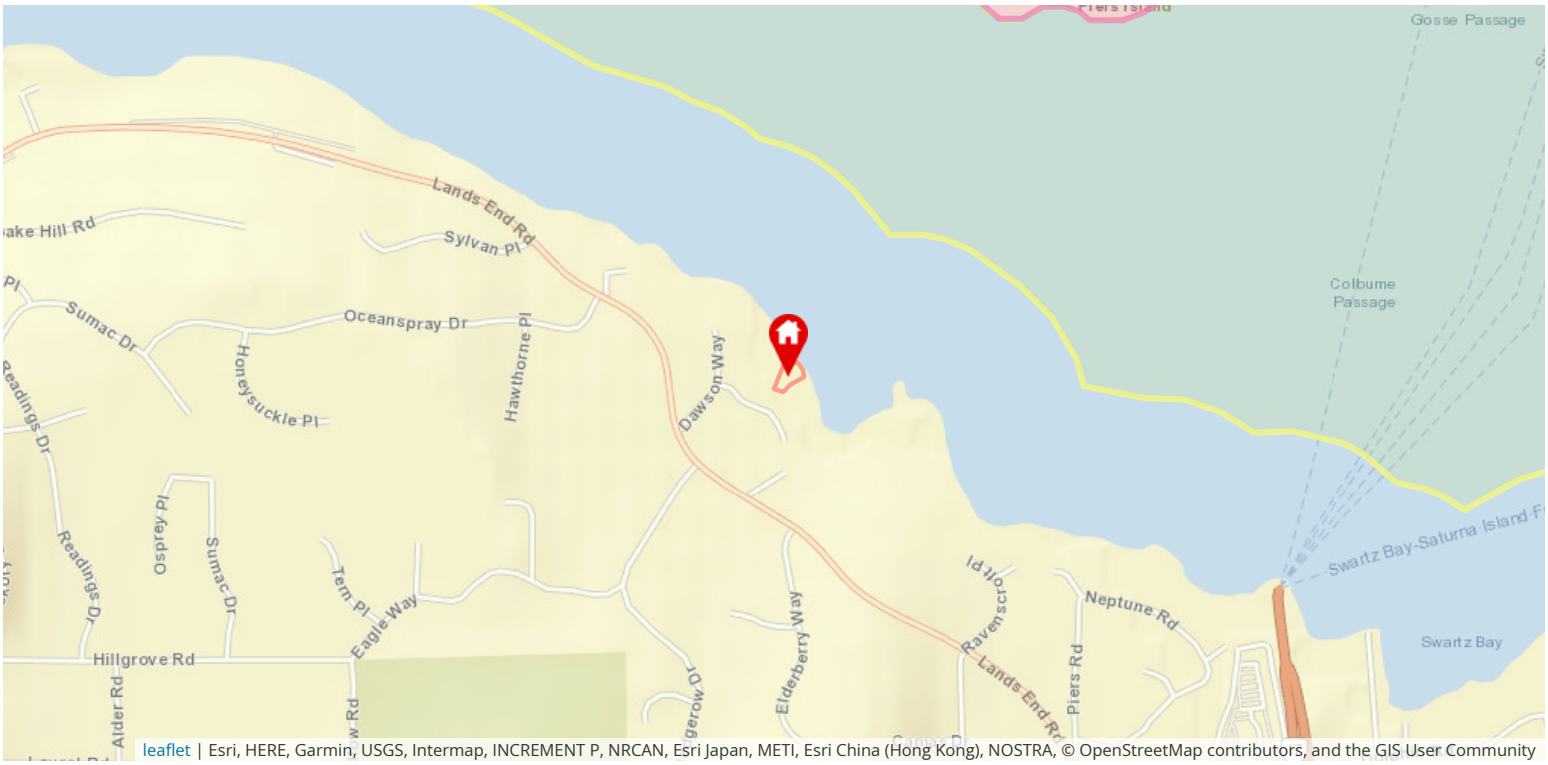
Frequent Transit Development Areas



Subject Property Designations:

Not Applicable

Municipal Boundaries



Subject Property Designations:

Name: District of North Saanich

Layer Legend:

- **District of North Saanich**
- Capital Regional District
- Islands Trust

Hydrology

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:

No Groundwater Wells & Aquifers on selected Parcel

Nearby:

Well Tag Number: 34002
Well Status Code: NEW
Well Class Code: UNK
Well Subclass:
Licensed Status Code: UNLICENSED
Intended Water Use Code: NA
Well Location Description:
Diameter Inches: 6.0
Finished Well Depth Ft: 300.0
Comments: WELL NOT BEING USED. WELL YIELD: 1.0 REC. PUMP SETTING: 330'. 92B 11 115 METHOD OF DRILLING = DRILLED. STORAGE IN WELL 340 GALLONS ABOVE PUMP SUCTION. FRACTURES AT 285 FEET.

Well Tag Number: 33998
Well Status Code: NEW
Well Class Code: UNK
Well Subclass:
Licensed Status Code: UNLICENSED
Intended Water Use Code: NA
Well Location Description:
Diameter Inches: 0.0
Finished Well Depth Ft: 400.0

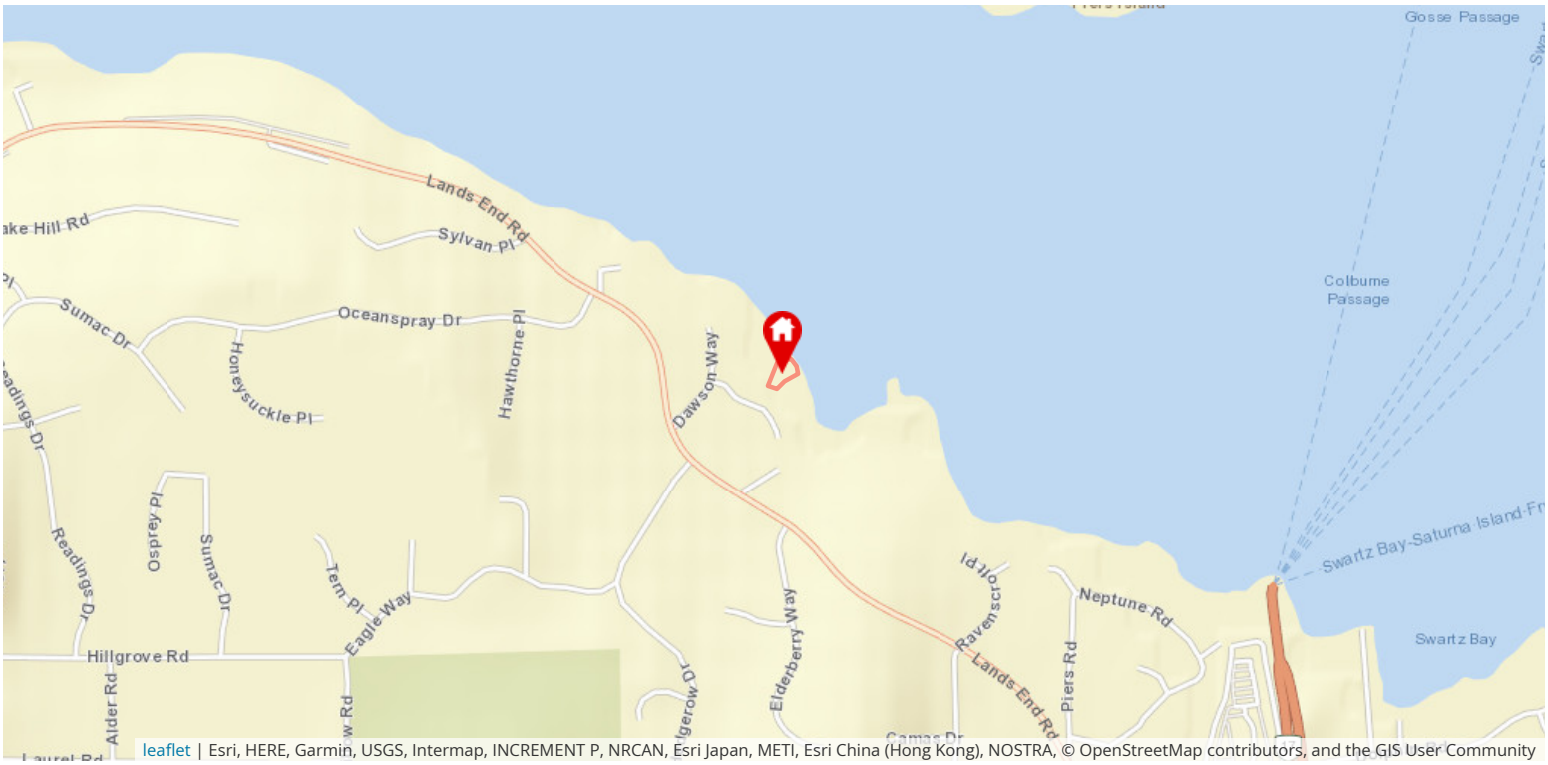
Comments: WELL YIELD 1.5. REC. PUMP SETTING: 390' NTS 92B 11 115 METHOD OF DRILLING = DRILLED. STORAGE - 460 GALLONS ABOVE PUMP SUCTION. FRACTURES AT 262 AND 370 FEET.

Well Tag Number: 36266
Well Status Code: NEW
Well Class Code: UNK
Well Subclass:
Licensed Status Code: UNLICENSED
Intended Water Use Code: NA
Well Location Description:
Diameter Inches: 6.0
Finished Well Depth Ft: 325.0
Comments: WELL YIELD: 2.0 GPM. REC. PUMP SETTING: 300'. NTS 92B 11 115 METHOD OF DRILLING = DRILLED. PREVIOUSLY DRILLED. STORAGE IN WELL 353 GALLON ABOVE PUMP SUCTION

Well Tag Number: 36268
Well Status Code: NEW
Well Class Code: UNK
Well Subclass:
Licensed Status Code: UNLICENSED
Intended Water Use Code: NA
Well Location Description:
Diameter Inches: 6.0
Finished Well Depth Ft: 250.0
Comments: WELL YIELD: 2.0 GPM. REC. PUMP SETTING: 240'. 92B 11 115 METHOD OF DRILLING = DRILLED. STORAGE IN WELL, 274 GALLONS ABOVE PUMP SUCTION.

Hydrology

Floodplains

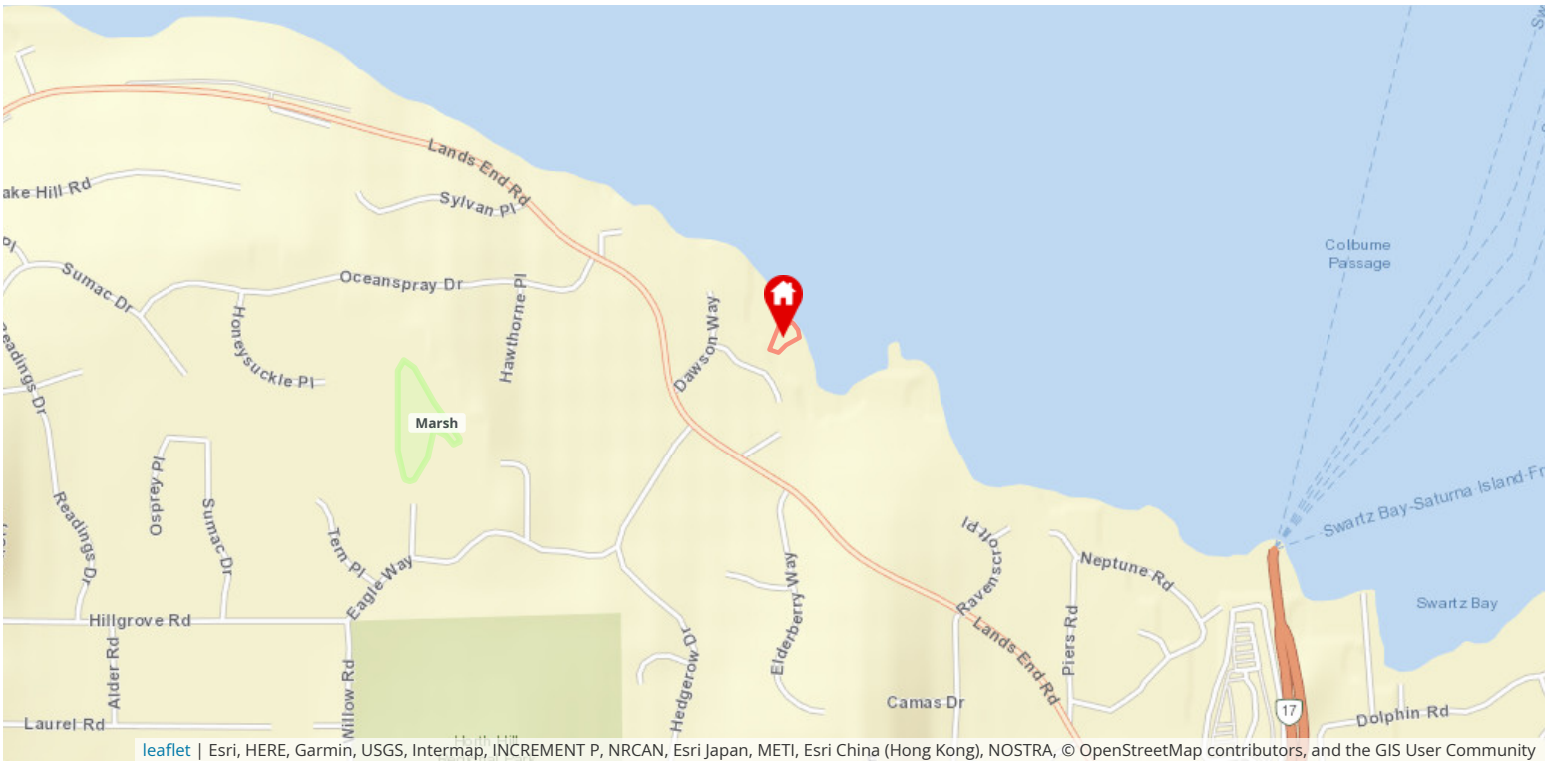


Subject Property Designations:

Status: Not in Floodplain

Hydrology

Watershed - Wetlands



Subject Property Designations:

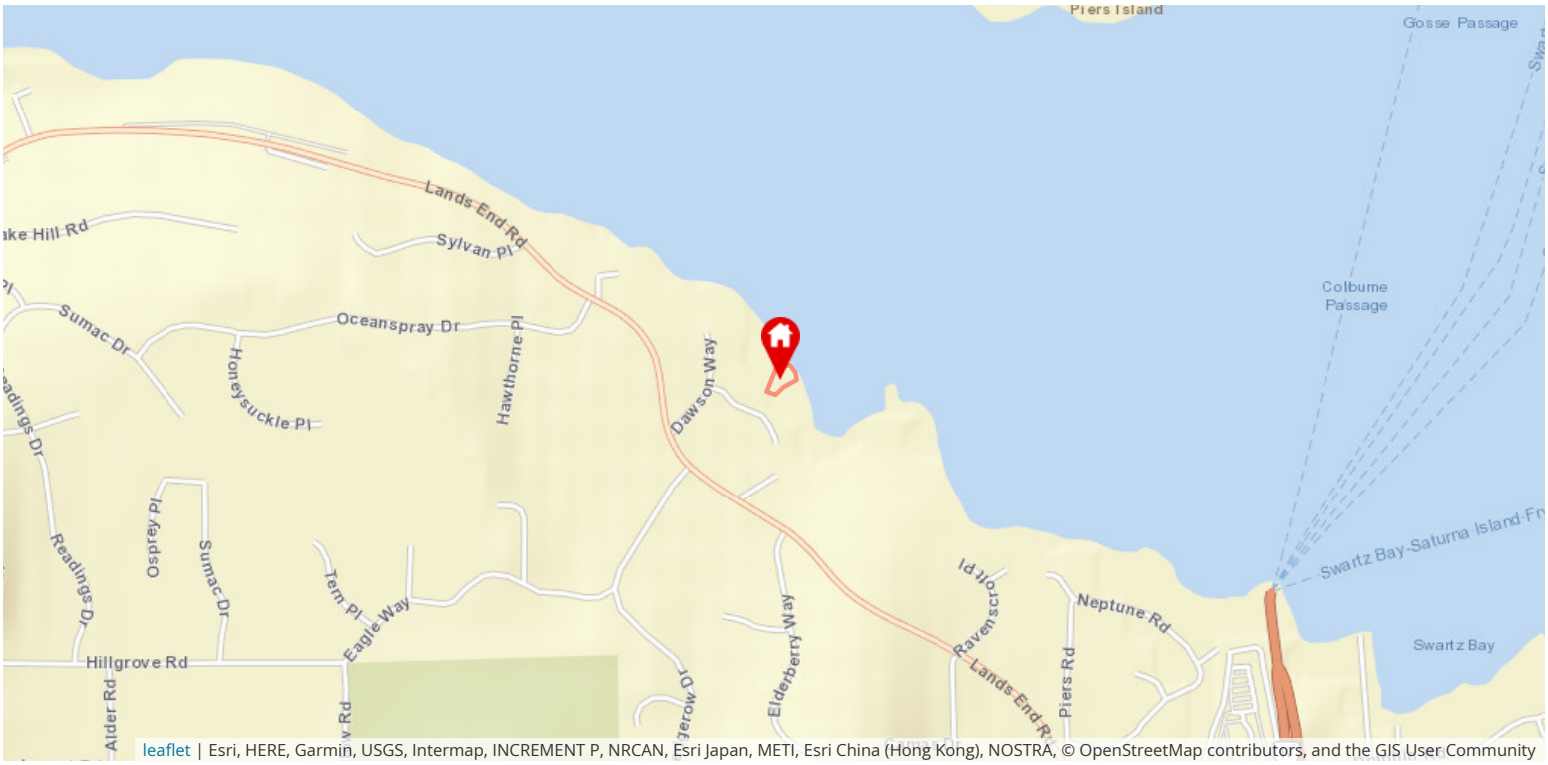
No Watersheds on selected Parcel

Nearby:

Wetland Type: **Marsh**
Watershed Group Code: VICT

Utilities

Electrical Transmission Lines

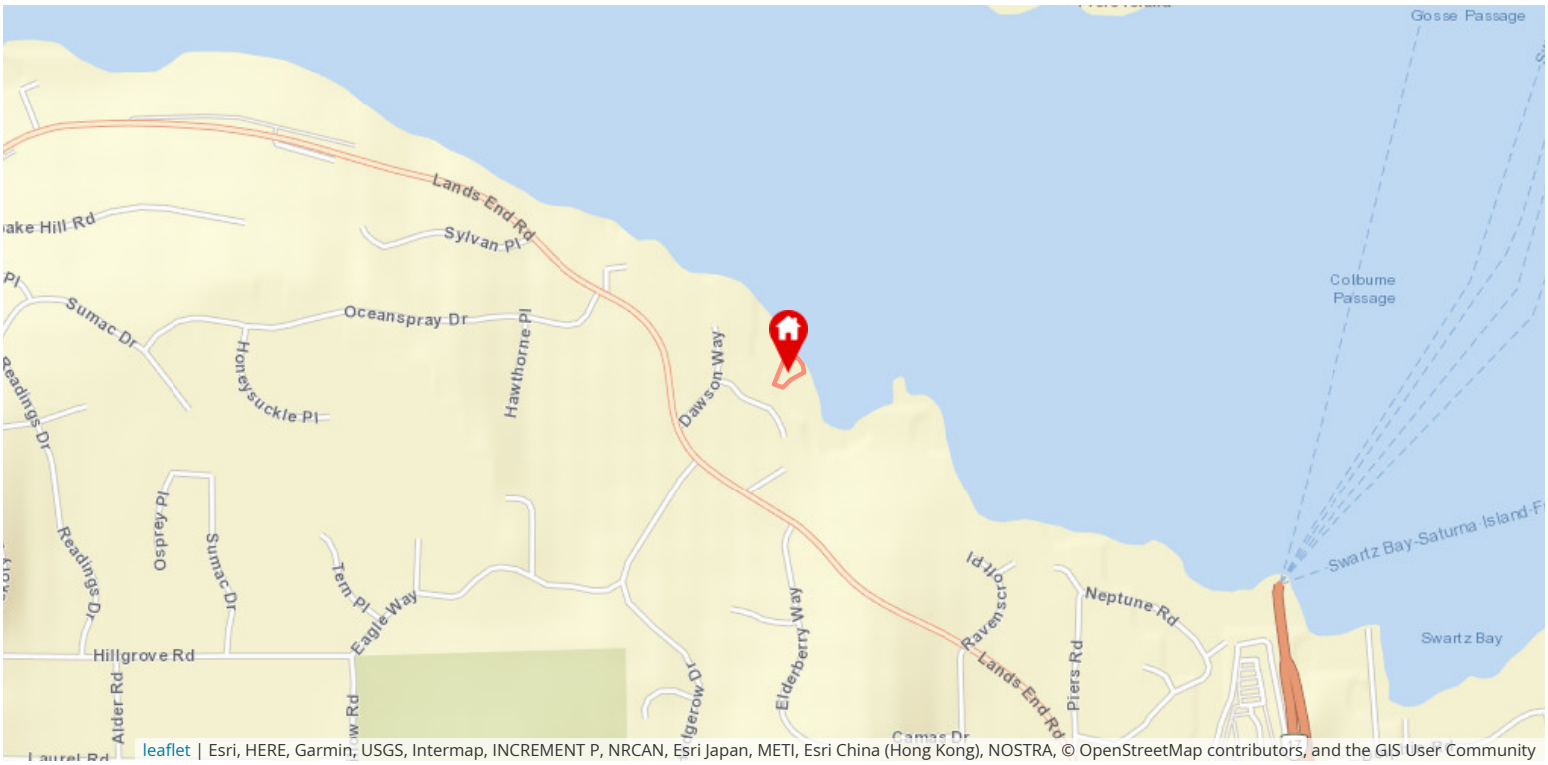


Subject Property Designations:

Not Applicable

Transportation

Railroads



Subject Property Designations:

Not Applicable

Tie Lines



Subject Property Designations:

Property is not a Tied Parcel

Development Applications

Active Development Applications



Subject Property Designations:

No Development Applications

Development Applications

Inactive Development Applications



Subject Property Designations:

No Development Applications

BC Open Data

BC Contaminated Sites

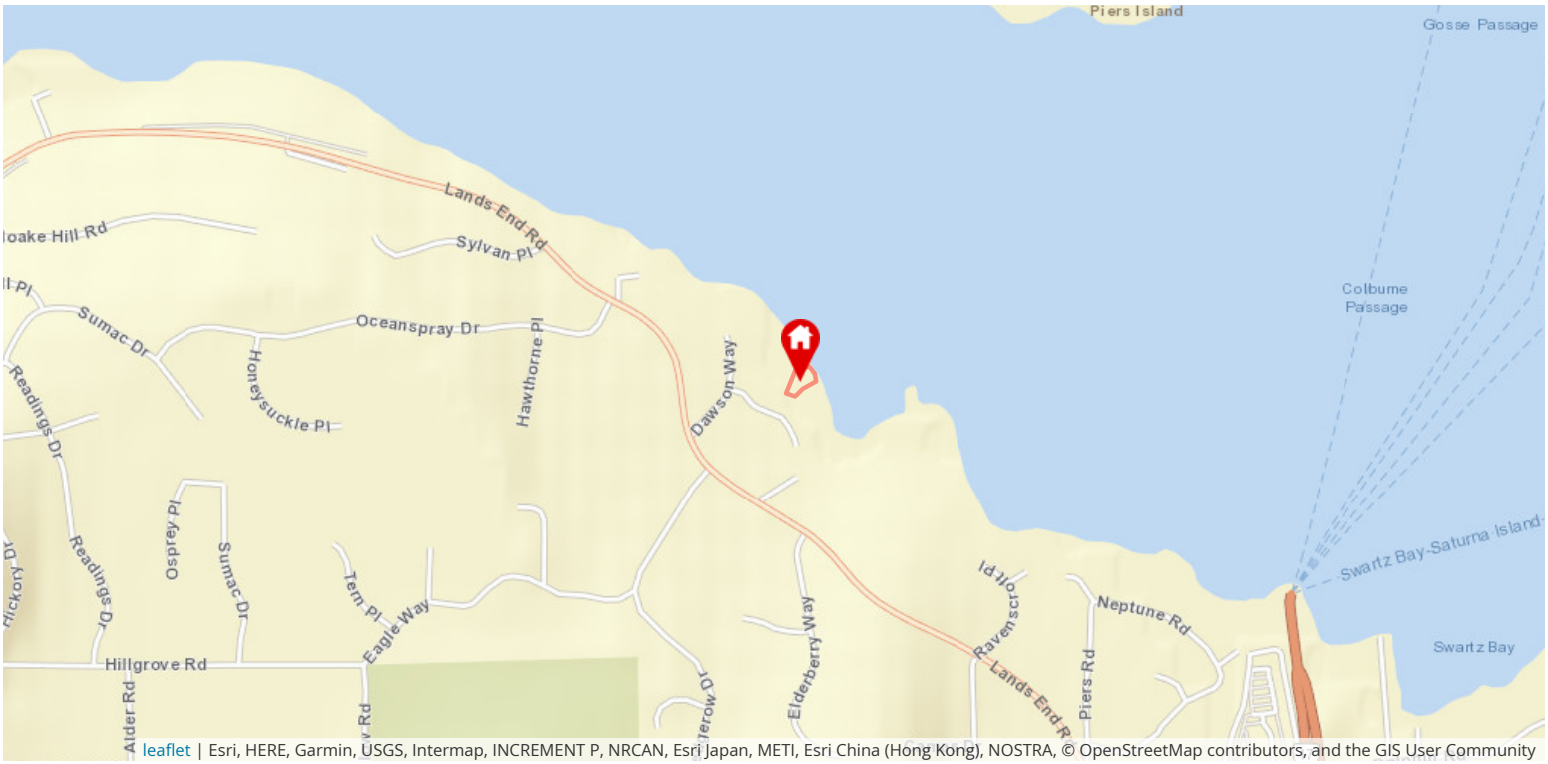


Subject Property Contaminated Site:

Not Applicable

BC Open Data

Canada Energy Regulator Pipelines



Nearest Schools

Nearby Elementary Schools



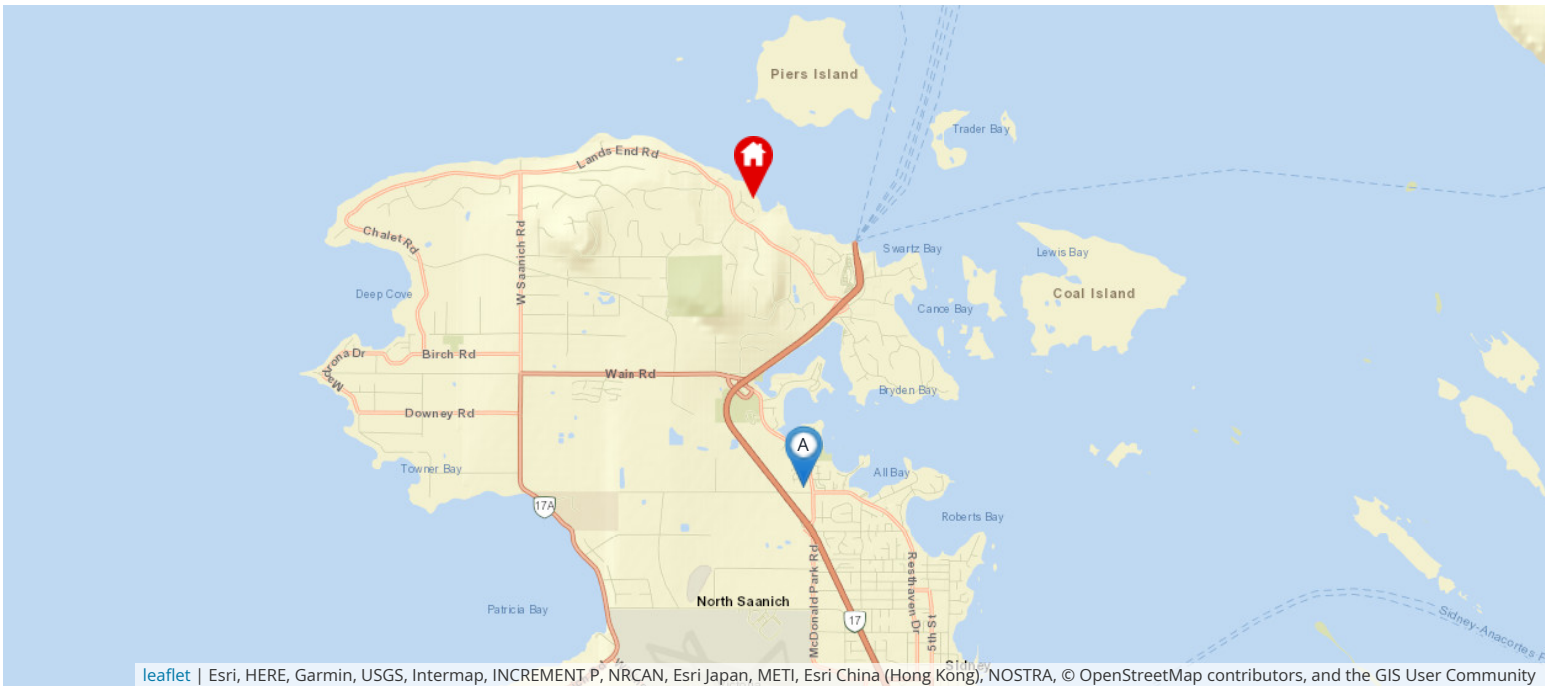
Legend: Subject Property Catchment School Other Schools

School District: **Saanich (63)**

Contact Information

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Deep Cove	K - 5	SD 63	Sidney		55 mins	3.7 km	8 mins	55 mins
B	Sidney	K - 5	SD 63	Sidney		1 hour 31 mins	6.7 km	10 mins	41 mins
C	Kelset	K - 5	SD 63	North Saanich		2 hours 27 mins	10.6 km	12 mins	54 mins
D	Brentwood	K - 5	SD 63	Brentwood Bay		3 hours 56 mins	17.2 km	21 mins	1 hour 16 mins
E	Keating	K - 5	SD 63	Victoria		3 hours 41 mins	16.1 km	17 mins	1 hour 11 mins
F	Prospect Lake	K - 5	SD 63	Victoria		5 hours 12 mins	22.7 km	27 mins	1 hour 33 mins

Nearby Middle Schools



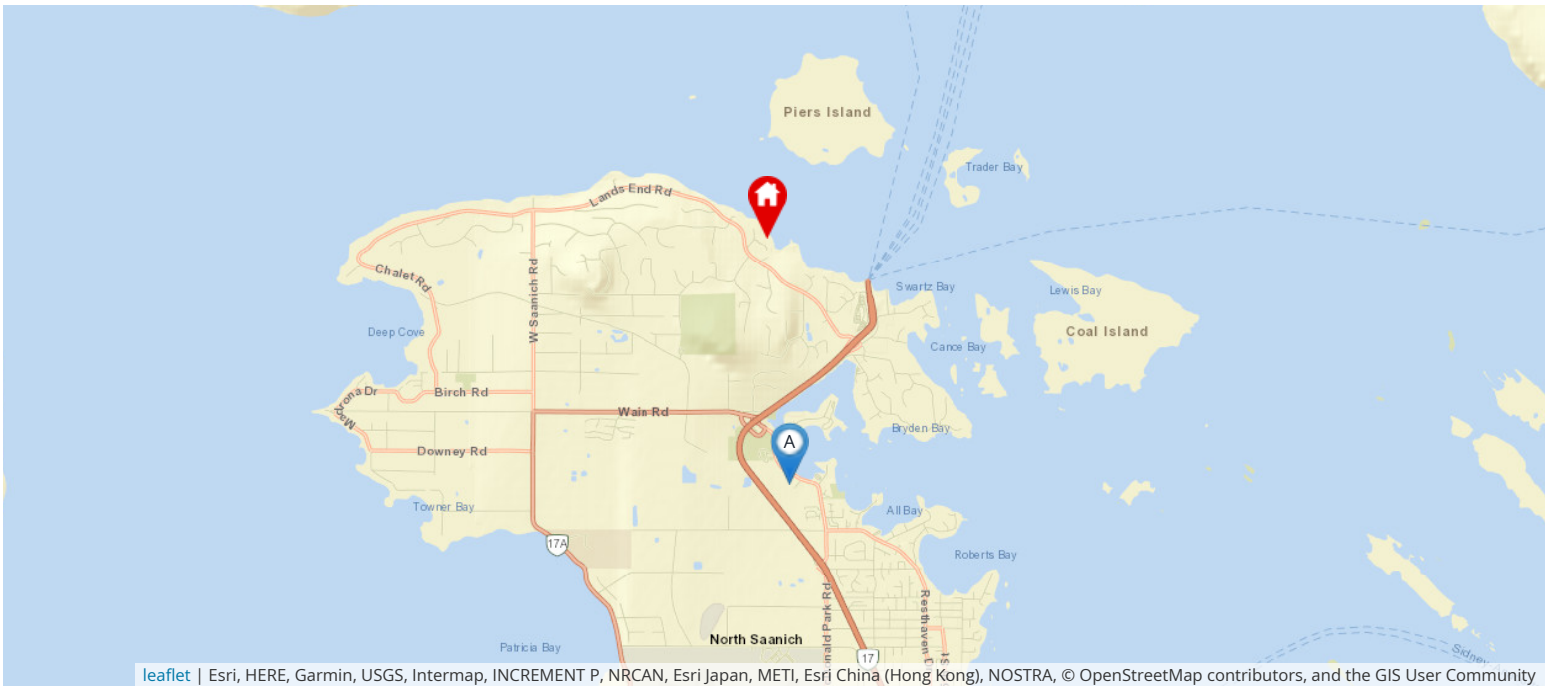
Legend: Subject Property Catchment School Other Schools

School District: **Saanich (63)**

Contact Information

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	North Saanich	6 - 8	SD 63	North Saanich		1 hour 4 mins	4.7 km	7 mins	33 mins
B	Bayside Middle	6 - 8	SD 63	Brentwood Bay		4 hours 7 mins	18.0 km	22 mins	1 hour 23 mins
C	Royal Oak	6 - 8	SD 63	Victoria		5 hours 35 mins	24.6 km	25 mins	1 hour 21 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

School District: **Saanich (63)**

Contact Information

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Parkland	9 - 12	SD 63	Sidney	AP Program	54 mins	4.0 km	7 mins	32 mins
B	Stelly's	9 - 12	SD 63	Saanichton		3 hours 38 mins	15.8 km	19 mins	1 hour 15 mins
C	Claremont	9 - 12	SD 63	Victoria	AP Program	5 hours 17 mins	23.0 km	23 mins	1 hour 28 mins
D	Regent Christian Online	K - 12	Independent	Victoria		5 hours 38 mins	24.8 km	26 mins	1 hour 23 mins

Walk Score

1724 SHEARWATER TE North Saanich, British Columbi...



Car-Dependent

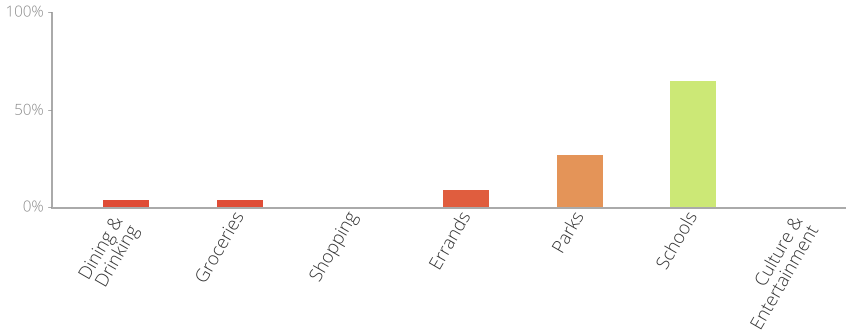
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 6 out of 100 based on these categories. View a map of what's nearby.



Get scores for your address