



PROPERTY REPORT

1159 RIVER ROCK PL
Highlands BC
V9B 0S6
Canada

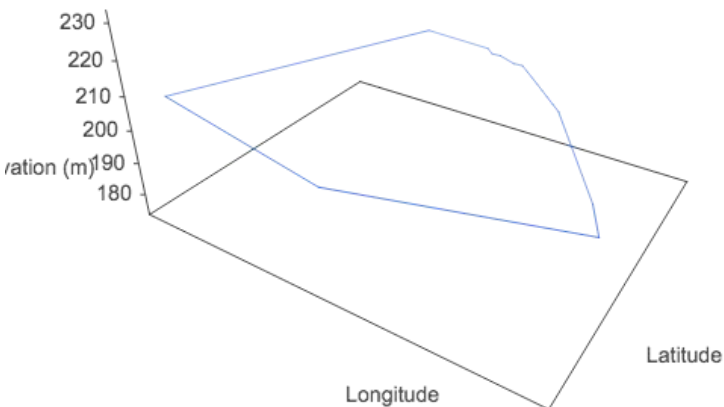
PID: 029-739-012

MAY 20, 2020

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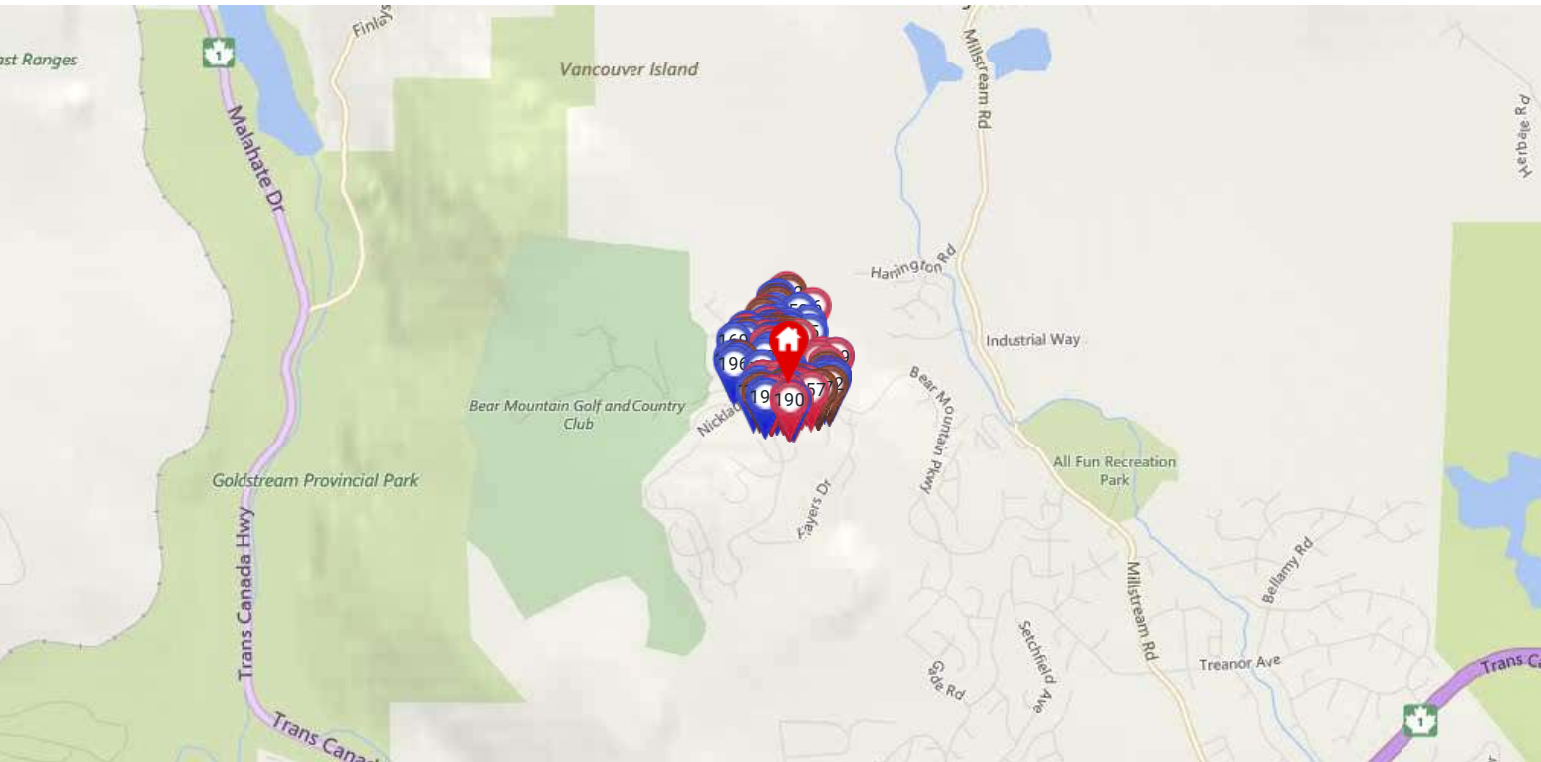


Property Boundary and Topography



Max Elevation: 206.05 m | Min Elevation: 200.60 m | Difference: 5.45 m

Victoria MLS® Comparables



Legend: Current Pending Sold Expired Cancelled Inactive

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#	MLS No	PID	Property Type	Status	Address	Sold Price	List Price	Pending Date	List Date	Lot Size (Sq. Ft.)	Lot Size (Acres)	Year Built	Days on Market	Total Sq. Ft. Finished	Frontage	District	Total Bedrooms	Total Baths	Price Per Lot Size (Sq. Ft.)	Price Per Finished Floor Area (Sq. Ft.)
1	412545	029-739-012	Single Family Detached	Expired	1159 River Rock Pl		\$988,000		20/06/2019	7,104	0.16	2016	182	2,539		Highlands	4	3	\$139.08	\$389.13
2	426219	029-739-012	Single Family Detached	Current	1159 River Rock Pl		\$968,800		20/05/2020	7,104	0.16	2016	0	2,539		Highlands	4	3	\$136.37	\$381.57
3	406719	029-739-012	Single Family Detached	Expired	1159 River Rock Pl		\$1,048,000		15/03/2019	7,104	0.16	2016	96	2,631		Highlands	4	3	\$147.52	\$398.33
4	419697	029-739-012	Single Family Detached	Expired	1159 River Rock Pl		\$984,800		03/01/2020	7,104	0.16	2016	136	2,539		Highlands	4	3	\$138.63	\$387.87
5	414082	029-739-021	Single Family Detached	Sold	1161 River Rock Pl	\$785,000	\$839,000	30/08/2019	29/07/2019	6,217	0.14	2016	32	2,059		Highlands	3	3	\$134.95	\$407.48
6	400372	029-739-021	Single Family Detached	Cancelled	1161 River Rock Pl		\$899,900		03/10/2018	6,217	0.14	2016	12	2,047		Highlands	3	3	\$144.75	\$439.62
7	411578	029-739-021	Single Family Detached	Cancelled	1161 River Rock Pl		\$849,000		30/05/2019	6,217	0.14	2016	60	2,059		Highlands	3	3	\$136.56	\$412.34
8	412450	029-739-039	Single Family Detached	Expired	1163 River Rock Pl		\$939,900		19/06/2019	6,457	0.15	2017	103	2,786		Highlands	4	4	\$145.56	\$337.37
9	399229	029-739-039	Single Family Detached	Cancelled	1163 River Rock Pl		\$959,900		06/09/2018	6,457	0.15	2017	95	2,786		Highlands	4	4	\$148.66	\$344.54
10	369872	029-738-938	Single Family Detached	Sold	1151 NATURE PARK Pl	\$825,000	\$849,500	03/02/2017	09/09/2016	5,938	0.14	2017	147	2,523		Highlands	4	3	\$143.06	\$336.70
11	394308	029-738-997	Single Family Detached	Sold	1160 River Rock Pl	\$1,080,000	\$1,100,000	29/06/2018	18/06/2018	7,887	0.18	2016	11	2,668		Highlands	3	3	\$139.47	\$412.29
12	402332	029-739-039	Single Family Detached	Cancelled	1163 River Rock Pl		\$959,000		10/12/2018	6,457	0.15	2017	189	2,786		Highlands	4	4	\$148.52	\$344.22
13	395706	029-739-021	Single Family Detached	Expired	1161 River Rock Pl		\$899,900		20/07/2018	6,217	0.14	2016	72	2,047		Highlands	3	3	\$144.75	\$439.62
14	416946	029-739-039	Single Family Detached	Expired	1163 River Rock Pl		\$939,000		16/10/2019	6,457	0.15	2017	92	2,807		Highlands	3	4	\$145.42	\$334.52

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15	420119	029-739-039	Single Family Detached	Current	1163 River Rock Pl		\$899,000		17/01/2020	6,457	0.15	2017	113	2,807		Highlands	3	4	\$139.23	\$320.27
16	389097	029-738-857	Single Family Detached	Sold	2049 Rivers Crossing	\$860,000	\$899,000	24/05/2018	20/03/2018	6,000	0.14	2016	65	2,158		Highlands	3	3	\$149.83	\$416.59
17	389227	029-738-989	Single Family Detached	Sold	1163 Nature Park Pl	\$890,000	\$899,000	09/05/2018	26/03/2018	7,062	0.16	2017	44	1,967		Highlands	4	3	\$127.30	\$457.04
18	399685	029-739-047	Single Family Detached	Cancelled	1165 River Rock Pl		\$999,900		13/09/2018	6,874	0.16	2017	85	3,141	54	Highlands	4	4	\$145.46	\$318.34
19	392399	029-738-873	Single Family Detached	Expired	1162 River Rock Pl		\$1,049,900		30/05/2018	6,492	0.15	2017	92	2,696		Highlands	4	4	\$161.72	\$389.43
20	399226	029-738-873	Single Family Detached	Expired	1162 River Rock Pl		\$1,025,000		05/09/2018	6,492	0.15	2017	101	2,696		Highlands	4	4	\$157.89	\$380.19
21	381767	029-739-055	Single Family Detached	Sold	1167 River Rock Pl	\$840,000	\$819,000	17/11/2017	04/08/2017	6,896	0.16	2017	105	2,487	47	Highlands	4	3	\$118.76	\$329.31
22	404586	029-738-873	Single Family Detached	Sold	1162 River Rock Pl	\$990,000	\$999,500	25/02/2019	10/01/2019	6,534	0.15	2017	46	2,696		Highlands	4	4	\$152.97	\$370.73
23	412230	029-739-047	Single Family Detached	Sold	1165 River Rock Pl	\$910,000	\$919,900	09/08/2019	13/06/2019	6,874	0.16	2017	57	3,141	54	Highlands	4	4	\$133.82	\$292.87
24	406312	029-739-047	Single Family Detached	Cancelled	1165 River Rock Pl		\$958,900		06/03/2019	6,874	0.16	2017	91	3,141	54	Highlands	4	4	\$139.50	\$305.28
25	366881	029-738-881	Single Family Detached	Sold	1160 Nature Park Pl	\$808,500	\$789,900	03/08/2016	22/06/2016	7,354	0.17	2016	42	2,229		Highlands	4	4	\$107.41	\$354.37
26	395004	029-739-047	Single Family Detached	Cancelled	1165 River Rock Pl		\$1,019,000		04/07/2018	6,874	0.16	2017	70	3,141	54	Highlands	4	4	\$148.24	\$324.42
27	241593			Expired	1150 Bear Mountain Pkwy		\$395,000		21/02/2008	21,780	0.50		182			Langford			\$18.14	
28	257247	026-808-439	Business	Cancelled	#9 1150 Bear Mountain Pkwy		\$899,000		05/01/2009	6,307	0.14		35			Langford			\$142.54	
29	260187	025824708		Expired	1150 Bear Mountain Pkwy		\$4,900,000		19/03/2009	392,040	9.00		177			Langford			\$12.50	
30	241595			Expired	LOT 3 1150 Bear Mountain Pkwy		\$395,000		21/02/2008	21,780	0.50		182			Langford			\$18.14	
31	382990	029-738-971	Single Family Detached	Sold	1161 Nature Park Pl	\$871,500	\$849,000	19/10/2017	08/09/2017	6,738	0.15	2017	41	2,175		Highlands	3	3	\$126.00	\$390.34
32	379470	029-739-055	Single Family Detached	Cancelled	1167 River Rock Pl		\$849,900		15/06/2017	6,896	0.16	2017	47	2,487	47	Highlands	4	3	\$123.25	\$341.74
33	379298	029-739-012	Single Family Detached	Sold	1159 River Rock Pl	\$910,000	\$988,888	14/06/2017	10/06/2017	7,104	0.16	2016	4	2,531		Highlands	4	3	\$139.20	\$390.71
34	378573	029-738-822	Single Family Detached	Sold	2043 Rivers Crossing	\$866,000	\$829,900	02/06/2017	27/05/2017	5,311	0.12	2017	6	2,265		Highlands	3	7	\$156.26	\$366.40
35	374358	029-739-039	Single Family Detached	Sold	1163 River Rock Pl	\$880,950	\$839,900	24/02/2017	22/02/2017	6,457	0.15	2017	2	2,786		Highlands	3	4	\$130.08	\$301.47
36	378815	029739063	Single Family Detached	Sold	1169 River Rock Pl	\$887,500	\$849,000	18/07/2017	01/06/2017	5,640	0.13	2017	47	2,227		Highlands	4	4	\$150.53	\$381.23
37	379921	029-738-971	Single Family Detached	Cancelled	1161 Nature Park Pl		\$869,000		22/06/2017	6,738	0.15	2017	77	2,175		Highlands	3	3	\$128.97	\$399.54
38	260352	026-808-439		Expired	Lot 2 1150 Bear Mountain Pkwy		\$850,000		23/03/2009	6,307	0.14		184			Langford			\$134.77	
39	385367	029-738-865	Single Family Detached	Sold	1164 River Rock Pl	\$924,000	\$893,000	17/01/2018	10/11/2017	6,934	0.16	2017	68	2,746	58	Highlands	5	3	\$128.79	\$325.20
40	370211	029-738-717	Single Family Detached	Sold	2046 Rivers Crossing	\$825,000	\$825,000	19/09/2016	17/09/2016	6,020	0.14	2016	2	2,627	53	Highlands	4	3	\$137.04	\$314.05
41	364645	029-738-857	Single Family Detached	Cancelled	2049 Rivers Crossing		\$749,900		06/05/2016	6,000	0.14	2016	116	2,074		Highlands	3	3	\$124.98	\$361.57
42	368279	029-738-695	Single Family Detached	Sold	2050 Rivers Crossing	\$799,900	\$799,900	11/08/2016	26/07/2016	6,000	0.14	2016	16	2,816		Highlands	3	3	\$133.32	\$284.06
43	369014	029-738-709	Single Family Detached	Sold	2048 Rivers Crossing	\$825,000	\$799,900	08/12/2016	15/08/2016	6,000	0.14	2016	115	2,816		Highlands	3	3	\$133.32	\$284.06
44	381503	029-738-865	Single Family Detached	Expired	1164 River Rock Pl		\$949,000		01/08/2017	6,934	0.16	2017	121	2,746	58	Highlands	5	3	\$136.86	\$345.59
45	419926	029-738-954	Single Family Detached	Sold	1156 River Rock Pl	\$998,000	\$999,900	05/02/2020	10/01/2020	8,627	0.20	2016	26	2,875		Highlands	4	4	\$115.90	\$347.79
46	373743	029-738-920	Single Family Detached	Sold	1152 NATURE PARK Pl	\$799,000	\$815,000	17/02/2017	02/02/2017	7,007	0.16	2017	15	2,099		Highlands	3	3	\$116.31	\$388.28
47	372366	029-738-831	Single Family Detached	Expired	2045 Rivers Crossing		\$799,800		25/11/2016	6,000	0.14	2017	95	2,547		Highlands	4	3	\$133.30	\$314.02
48	371555	029-738-857	Single Family Detached	Sold	2049 Rivers Crossing	\$749,900	\$749,900	30/01/2017	28/10/2016	6,000	0.14	2016	94	2,158		Highlands	3	3	\$124.98	\$347.50
49	369552	029-738-857	Single Family Detached	Cancelled	2049 Rivers Crossing		\$749,900		30/08/2016	6,000	0.14	2016	58	2,158		Highlands	3	3	\$124.98	\$347.50
50	372988	029-738-849	Single Family Detached	Sold	2047 Rivers Crossing	\$755,000	\$749,800	15/02/2017	06/01/2017	6,260	0.14	2017	40	2,177		Highlands	3	3	\$119.78	\$344.42

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51	394844	029-738-911	Single Family Detached	Sold	1154 Nature Park Pl	\$1,000,000	\$999,900	18/07/2018	29/06/2018	7,030	0.16	2016	19	3,059		Highlands	4	4	\$142.23	\$326.87
52	416237	029-738-784	Single Family Detached	Expired	2035 Rivers Crossing		\$950,000		24/09/2019	6,511	0.15	2017	98	2,693		Highlands	3	4	\$145.91	\$352.77
53	209559			Sold	LOT 26 Deenview Pl	\$270,000	\$279,900	02/02/2006	18/01/2006	6,488	0.15		15			Langford			\$43.14	
54	340444	027-914-232	Single Family Detached	Sold	2207 Spirit Ridge Dr	\$875,000	\$919,500	05/12/2014	21/07/2014	9,054	0.21	2010	137	4,291		Langford	4	4	\$101.56	\$214.29
55	414782	029-738-695	Single Family Detached	Sold	2050 Rivers Crossing	\$991,000	\$989,000	13/09/2019	16/08/2019	6,887	0.16	2016	28	2,816		Highlands	3	3	\$143.60	\$351.21
56	379806	029-738-733	Single Family Detached	Sold	2042 Rivers Crossing	\$1,050,000	\$1,099,000	31/07/2017	21/06/2017	7,986	0.18	2006	40	2,843		Highlands	3	3	\$137.62	\$386.56
57	375131	029-738-831	Single Family Detached	Sold	2045 Rivers Crossing	\$799,900	\$799,900	01/04/2017	13/03/2017	6,000	0.14	2017	19	2,547		Highlands	4	3	\$133.32	\$314.06
58	220667	026-576-325		Expired	1101 Bears paw		\$635,000		19/09/2006	10,018	0.23		365			Langford			\$63.39	
59	378857	029-738-946	Single Family Detached	Sold	1153 Nature Park Pl	\$898,000	\$898,000	09/06/2017	01/06/2017	7,766	0.18	2017	8	2,873		Highlands	5	3	\$115.63	\$312.57
60	388311	029-738-814	Single Family Detached	Sold	2041 Rivers Crossing	\$899,950	\$899,888	13/04/2018	03/03/2018	5,327	0.12	2017	41	2,621		Highlands	4	3	\$168.93	\$343.34
61	410772	030-376-483	Single Family Detached	Sold	1182 Deer Meadow	\$715,000	\$715,000	21/05/2019	15/05/2019	4,356	0.10	2018	6	1,548		Highlands	3	3	\$164.14	\$461.89
62	411323	030-376-491	Single Family Detached	Sold	1180 Deer Meadow	\$709,000	\$699,000	03/07/2019	25/05/2019	4,356	0.10	2018	39	1,481		Highlands	3	3	\$160.47	\$471.98
63	397513	029-738-733	Single Family Detached	Cancelled	2042 Rivers Crossing		\$1,150,000		14/08/2018	7,986	0.18	2006	78	2,843		Highlands	3	3	\$144.00	\$404.50
64	231765	026-140-471	Condo Apartment	Expired	118/120 1376 Lynburne Pl		\$145,000		20/06/2007	1	0.00	2005	133	1,553		Langford	2	3	\$145,000.00	\$93.37
65	367308	026-575-370	Single Family Detached	Sold	1120 Timber View	\$967,500	\$1,025,000	19/08/2016	05/07/2016	6,098	0.14	2007	45	4,816		Langford	6	6	\$168.09	\$212.83
66	216376	026-291-533		Expired	2218 Woodhampton Rise		\$339,900		14/06/2006	9,483	0.22		109		62	Langford			\$35.84	
67	394263	029-738-733	Single Family Detached	Cancelled	2042 Rivers Crossing		\$1,199,000		15/06/2018	7,986	0.18	2006	60	2,843		Highlands	3	3	\$150.14	\$421.74
68	416479	026-575-400	Single Family Detached	Sold	1108 Timber View	\$1,570,000	\$1,699,900	18/10/2019	01/10/2019	10,454	0.24	2016	17	4,762		Langford	6	5	\$162.61	\$356.97
69	411114	029-738-733	Single Family Detached	Expired	2042 Rivers Crossing		\$1,150,000		22/05/2019	7,986	0.18	2006	223	2,843		Highlands	3	3	\$144.00	\$404.50
70	330322	026-575-388	Single Family Detached	Sold	1116 Timber View	\$865,000	\$879,000	20/01/2014	06/11/2013	6,228	0.14	2008	75	4,846		Langford	6	5	\$141.14	\$181.39
71	413001	029-738-784	Single Family Detached	Cancelled	2035 Rivers Crossing		\$979,000		02/07/2019	6,511	0.15	2017	84	2,693		Highlands	3	4	\$150.36	\$363.54
72	244892	026-750-635	Condo Apartment	Sold	307 1325 Bear Mountain Pkwy	\$302,000	\$315,000	15/05/2008	24/04/2008	929	0.02	2007	21	856		Langford	1	2	\$339.07	\$367.99
73	399688	029-738-750	Single Family Detached	Cancelled	2029 Rivers Crossing		\$959,900		14/09/2018	10,158	0.23	2018	90	2,907		Highlands	4	3	\$94.50	\$330.20
74	380030	029-738-784	Single Family Detached	Sold	2035 Rivers Crossing	\$945,000	\$949,900	10/07/2017	27/06/2017	6,511	0.15	2017	13	2,693		Highlands	3	4	\$145.89	\$352.73
75	425939	026-575-434	Single Family Detached	Current	1119 Timber View		\$1,459,900		12/05/2020	10,018	0.23	2008	1	3,987		Langford	4	3	\$145.73	\$366.17
76	419683	029-738-784	Single Family Detached	Sold	2035 Rivers Crossing	\$920,000	\$950,000	24/01/2020	02/01/2020	6,511	0.15	2017	22	2,693		Highlands	3	4	\$145.91	\$352.77
77	248689	026-950-791	Condo Apartment	Expired	318 1335 Bear Mountain Pkwy		\$559,900		26/06/2008	1,463	0.03	2006	127	1,302		Langford	2	2	\$382.71	\$430.03
78	408767	029-738-784	Single Family Detached	Cancelled	2035 Rivers Crossing		\$979,000		26/04/2019	6,511	0.15	2017	67	2,693		Highlands	3	4	\$150.36	\$363.54
79	397697	030-376-513	Single Family Detached	Cancelled	1176 Deer Meadow		\$725,000		20/08/2018	6,691	0.15	2018	81	1,483		Highlands	3	3	\$108.35	\$488.87
80	400229	029-738-784	Single Family Detached	Cancelled	2035 Rivers Crossing		\$1,050,000		28/09/2018	6,511	0.15	2017	77	2,693		Highlands	3	4	\$161.27	\$389.90
81	255677	026-575-370	Single Family Detached	Cancelled	1120 Timber View		\$849,800		03/11/2008	6,015	0.14	2007	105	4,617		Langford	6	6	\$141.28	\$184.06
82	345900	026-575-400		Sold	1108 Timber View	\$292,500	\$319,900	18/05/2015	23/01/2015	10,454	0.24		115			Langford			\$30.60	
83	404425	029-738-784	Single Family Detached	Cancelled	2035 Rivers Crossing		\$998,800		04/01/2019	6,511	0.15	2017	49	2,693		Highlands	3	4	\$153.40	\$370.89
84	410472	030-376-513	Single Family Detached	Sold	1176 Deer Meadow	\$699,999	\$679,900	26/06/2019	09/05/2019	6,691	0.15	2018	48	1,545		Highlands	3	3	\$101.61	\$440.06
85	402395	029-738-750	Single Family Detached	Sold	2029 Rivers Crossing	\$965,000	\$949,900	13/02/2019	13/12/2018	10,158	0.23	2018	62	2,907		Highlands	4	3	\$93.51	\$326.76
86	214456	026-643-422		Expired	1147 Natures Gate		\$499,000		08/05/2006	7,822	0.18		184			Langford			\$63.79	

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87	251427	026-575-353		Sold	1128 Timber View	\$325,000	\$331,000	24/04/2009	19/08/2008	7,405	0.17		248			Langford			\$44.70	
88	389104	026-575-400	Single Family Detached	Cancelled	1108 Timber View		\$1,899,000		22/03/2018	10,454	0.24	2016	35	4,762		Langford	6	5	\$181.65	\$398.78
89	421429	026-575-434	Single Family Detached	Cancelled	1119 Timber View		\$1,459,900		24/02/2020	10,018	0.23	2008	78	3,987		Langford	3	3	\$145.73	\$366.17
90	421701	030-376-491	Single Family Detached	Sold	1180 Deer Meadow	\$760,000	\$764,900	25/03/2020	02/03/2020	4,356	0.10	2018	23	1,481		Highlands	3	3	\$175.60	\$516.48
91	401583	030-376-513	Single Family Detached	Cancelled	1176 Deer Meadow		\$699,900		09/11/2018	6,691	0.15	2018	91	1,545		Highlands	3	3	\$104.60	\$453.01
92	333373	026-575-400		Expired	1108 Timber View		\$324,900		18/02/2014	10,454	0.24		175			Langford			\$31.08	
93	273497	026-575-337	Single Family Detached	Cancelled	1136 Timber View		\$859,900		18/02/2010	9,147	0.21	2006	12	3,710		Langford	4	4	\$94.01	\$231.78
94	274149	026-575-337	Single Family Detached	Cancelled	1136 Timber View		\$829,900		02/03/2010	9,147	0.21	2006	16	3,710		Langford	4	4	\$90.73	\$223.69
95	309057	026-575-361	Single Family Detached	Expired	1124 Timber View		\$788,000		14/05/2012	7,579	0.17	2007	139	4,327		Langford	5	5	\$103.97	\$182.11
96	316283	026-575-361	Single Family Detached	Cancelled	1124 Timber View		\$788,000		25/10/2012	7,579	0.17	2007	88	4,327		Langford	5	5	\$103.97	\$182.11
97	318545	026-575-361	Single Family Detached	Expired	1124 Timber View		\$749,900		23/01/2013	7,579	0.17	2007	172	4,327		Langford	5	5	\$98.94	\$173.31
98	331796	026-575-361	Single Family Detached	Sold	1124 Timber View	\$705,000	\$728,000	21/03/2014	14/01/2014	7,579	0.17	2007	66	4,327		Langford	5	5	\$96.05	\$168.25
99	328686	026-575-361	Single Family Detached	Expired	1124 Timber View		\$745,000		18/09/2013	7,579	0.17	2007	104	4,327		Langford	5	5	\$98.30	\$172.17
100	326283	026-575-361	Single Family Detached	Expired	1124 Timber View		\$749,000		15/07/2013	7,579	0.17	2007	64	4,327		Langford	5	5	\$98.83	\$173.10
101	411529	026-575-400	Single Family Detached	Cancelled	1108 Timber View		\$1,699,000		30/05/2019	10,454	0.24	2016	124	4,762		Langford	6	5	\$162.52	\$356.78
102	220668	026-094-690		Expired	2178 Nicklaus Dr		\$725,000		19/09/2006	10,454	0.24		181			Langford			\$69.35	
103	410399	030-376-505	Single Family Detached	Sold	1178 Deer Meadow	\$707,000	\$699,900	09/07/2019	08/05/2019	8,790	0.20	2019	62	1,568		Highlands	3	3	\$79.62	\$446.36
104	370479	026-575-418	Single Family Detached	Sold	1104 Timber View	\$1,300,000	\$1,400,000	13/12/2016	26/09/2016	10,008	0.23	2009	78	4,013		Langford	5	4	\$139.89	\$348.87
105	402194	030-376-521	Single Family Detached	Sold	1174 Deer Meadow	\$699,999	\$679,900	15/03/2019	04/12/2018	6,691	0.15	2018	101	1,525		Highlands	3	3	\$101.61	\$445.84
106	214832	025-945-351	Single Family Detached	Expired	2120 Nicklaus Dr		\$999,900		15/05/2006	6,925	0.16	2005	230	4,079		Langford	5	5	\$144.39	\$245.13
107	405583	030-376-513	Single Family Detached	Expired	1176 Deer Meadow		\$679,900		08/02/2019	6,691	0.15	2018	89	1,545		Highlands	3	3	\$101.61	\$440.06
108	390659	026-575-400	Single Family Detached	Cancelled	1108 Timber View		\$1,799,900		26/04/2018	10,454	0.24	2016	32	4,762		Langford	6	5	\$172.17	\$377.97
109	355121	026-575-418	Single Family Detached	Sold	1104 Timber View	\$1,133,000	\$1,197,000	28/11/2015	13/08/2015	10,008	0.23	2009	107	4,024		Langford	5	4	\$119.60	\$297.47
110	331786	026-575-337	Single Family Detached	Sold	1136 Timber View	\$765,000	\$774,900	02/06/2014	13/01/2014	9,147	0.21	2006	140	3,710		Langford	4	4	\$84.72	\$208.87
111	283424	026-575-337	Single Family Detached	Sold	1136 Timber View	\$774,500	\$799,900	26/11/2010	06/09/2010	9,147	0.21	2006	81	3,710		Langford	4	4	\$87.45	\$215.61
112	390982	029-738-806	Single Family Detached	Sold	2039 Rivers Crossing	\$991,000	\$969,900	17/05/2018	03/05/2018	6,001	0.14	2018	14	2,794		Highlands	4	3	\$161.62	\$347.14
113	319965	027-716-040	Condo Apartment	Expired	706 1400 Lynburne Pl		\$254,000		01/03/2013	614	0.01	2008	151	614		Langford	1	1	\$413.68	\$413.68
114	256961	025-838-920	Condo Apartment	Expired	706 1400 Lynburne Pl		\$399,900		19/12/2008	614	0.01	2008	71	614		Langford	1	1	\$651.30	\$651.30
115	329882	027-716-040	Condo Apartment	Sold	706 1400 Lynburne Pl	\$220,000	\$249,900	25/10/2013	22/10/2013	614	0.01	2008	3	614		Langford	1	1	\$407.00	\$407.00
116	293286	027-716-066	Condo Apartment	Cancelled	701 1400 Lynburne Pl		\$678,900		11/05/2011	1,589	0.04	2008	61	1,589		Langford	2	3	\$427.25	\$427.25
117	287161	027-716-066	Condo Apartment	Expired	701 1400 Lynburne Pl		\$698,900		11/01/2011	1,589	0.04	2008	87	1,589		Langford	2	3	\$439.84	\$439.84
118	242527	025-838-920	Condo Apartment	Expired	706 1400 Lynburne Pl		\$399,900		12/03/2008	614	0.01	2008	263	614		Langford	1	1	\$651.30	\$651.30
119	356400	026-575-451	Single Family Detached	Sold	1127 Timber View	\$720,000	\$769,000	24/11/2015	22/09/2015	6,534	0.15	2007	63	3,936		Langford	5	5	\$117.69	\$195.38
120	394812	029-738-768	Single Family Detached	Sold	2031 Rivers Crossing	\$936,500	\$949,900	31/07/2018	26/06/2018	11,840	0.27	2018	35	2,809		Highlands	4	3	\$80.23	\$338.16
121	382976	026-575-442	Single Family Detached	Cancelled	1123 Timber View		\$949,000		08/09/2017	6,490	0.15	2006	80	2,871		Langford	4	3	\$146.22	\$330.55
122	324294	026-575-418	Single Family Detached	Expired	1104 Timber View		\$1,159,700		31/05/2013	10,008	0.23	2009	153	4,024		Langford	4	4	\$115.88	\$288.20

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123	392298	026-575-400	Single Family Detached	Sold	1108 Timber View	\$1,645,000	\$1,699,900	16/07/2018	29/05/2018	10,454	0.24	2016	48	4,762		Langford	6	5	\$162.61	\$356.97
124	385793	026-575-442	Single Family Detached	Sold	1123 Timber View	\$930,000	\$939,000	07/12/2017	27/11/2017	6,490	0.15	2006	10	2,871		Langford	3	3	\$144.68	\$327.06
125	336298	026-575-451	Single Family Detached	Cancelled	1127 Timber View		\$794,500		23/04/2014	6,534	0.15	2007	155	3,936		Langford	5	5	\$121.59	\$201.85
126	275042	026-575-337	Single Family Detached	Expired	1136 Timber View		\$799,900		18/03/2010	9,147	0.21	2006	153	3,710		Langford	4	4	\$87.45	\$215.61
127	342809	026-575-451	Single Family Detached	Cancelled	1127 Timber View		\$749,900		25/09/2014	6,534	0.15	2007	95	3,936		Langford	5	5	\$114.77	\$190.52
128	288003	026-575-400		Expired	1108 Timber View		\$359,900		29/01/2011	10,454	0.24		183			Langford			\$34.43	
129	299435	026-700-093	Single Family Detached	Cancelled	2113 Quails Run		\$709,900		16/09/2011	5,662	0.13	2007	110	3,616		Langford	5	4	\$125.38	\$196.32
130	302689	026-700-093	Single Family Detached	Cancelled	2113 Quails Run		\$699,900		04/01/2012	5,662	0.13	2007	56	3,616		Langford	5	4	\$123.61	\$193.56
131	374324	026-575-442	Single Family Detached	Expired	1123 Timber View		\$899,900		21/02/2017	6,516	0.15	2006	130	2,863		Langford	3	3	\$138.11	\$314.32
132	421774	026-575-451	Single Family Detached	Current	1127 Timber View		\$990,000		03/03/2020	6,534	0.15	2007	14	3,936		Langford	5	5	\$151.52	\$251.52
133	391423	029-738-768	Single Family Detached	Cancelled	2031 Rivers Crossing		\$974,900		10/05/2018	11,840	0.27	2018	46	2,809		Highlands	4	3	\$82.34	\$347.06
134	418862	026-575-451	Single Family Detached	Cancelled	1127 Timber View		\$990,000		15/11/2019	6,534	0.15	2007	108	3,936		Langford	5	5	\$151.52	\$251.52
135	411321	030-376-530	Single Family Detached	Sold	1172 Deer Meadow	\$750,000	\$715,000	08/07/2019	25/05/2019	3,049	0.07	2018	44	1,544		Highlands	3	3	\$234.50	\$463.08
136	410270	030-376-475	Single Family Detached	Sold	1184 Deer Meadow	\$699,000	\$699,000	29/05/2019	06/05/2019	4,356	0.10	2018	23	1,533		Highlands	3	3	\$160.47	\$455.97
137	323197	026-575-451	Single Family Detached	Expired	1127 Timber View		\$899,900		07/05/2013	6,545	0.15	2007	238	3,845		Langford	5	5	\$137.49	\$234.04
138	267449	025-575-426		Expired	1115 Timber View		\$389,900		30/08/2009	13,670	0.31		62			Langford			\$28.52	
139	193272	025-686-402	Single Family Detached	Expired	2158 Stone Gate		\$369,900		16/09/2004	3,907	0.09	2004	106	1,802		Langford	3	3	\$94.68	\$205.27
140	255868	025-686-402	Single Family Detached	Sold	2158 Stone Gate	\$480,000	\$488,800	19/05/2009	04/11/2008	3,907	0.09	2004	196	1,802		Langford	3	3	\$125.11	\$271.25
141	268038	026-700-115	Single Family Detached	Sold	2121 Quails Run	\$780,000	\$799,900	06/02/2010	15/09/2009	6,534	0.15	2007	144	3,938		Langford	5	5	\$122.42	\$203.12
142	279907	026-575-434	Single Family Detached	Sold	1119 Timber View	\$986,250	\$1,048,000	29/06/2010	09/06/2010	10,018	0.23	2008	20	3,988		Langford	3	3	\$104.61	\$262.79
143	265938	026-575-434	Single Family Detached	Expired	1119 Timber View		\$1,139,000		20/07/2009	10,018	0.23	2008	133	3,988		Langford	3	3	\$113.70	\$285.61
144	270671	026-575-434	Single Family Detached	Expired	1119 Timber View		\$1,097,000		01/12/2009	10,018	0.23	2008	181	3,988		Langford	3	3	\$109.50	\$275.08
145	278595	026-700-131	Single Family Detached	Sold	2129 Quails Run	\$750,000	\$759,900	27/05/2010	15/05/2010	6,446	0.14	2008	12	2,804		Langford	3	3	\$117.89	\$271.01
146	269722	026-700-131	Single Family Detached	Expired	2129 Quails Run		\$789,900		28/10/2009	6,446	0.14	2008	182	2,804		Langford	3	3	\$122.54	\$281.70
147	266632	026-700-131	Single Family Detached	Expired	2129 Quails Run		\$799,900		07/08/2009	6,446	0.14	2008	62	2,841		Langford	3	3	\$124.09	\$281.56
148	251934	026-700-131	Single Family Detached	Cancelled	2129 Quails Run		\$829,900		02/09/2008	6,446	0.14	2008	155	2,841		Langford	3	3	\$128.75	\$292.12
149	304535	026-700-123	Single Family Detached	Sold	2125 Quails Run	\$737,500	\$764,500	24/04/2012	15/02/2012	6,534	0.15	2008	69	4,179		Langford	5	4	\$117.00	\$182.94
150	292900	026-700-123	Single Family Detached	Expired	2125 Quails Run		\$789,900		03/05/2011	6,534	0.15	2008	120	4,179		Langford	5	4	\$120.89	\$189.02
151	269181	026-575-477	Single Family Detached	Expired	1135 Timber View		\$749,000		12/10/2009	7,405	0.17	2007	170	4,356		Langford	7	5	\$101.15	\$171.95
152	257097	026-575-477	Single Family Detached	Expired	1135 Timber View		\$779,900		05/01/2009	7,405	0.17	2007	146	4,356		Langford	7	5	\$105.32	\$179.04
153	392554	029-738-750	Single Family Detached	Expired	2029 Rivers Crossing		\$949,900		01/06/2018	10,158	0.23	2018	83	3,111		Highlands	4	3	\$93.51	\$305.34
154	273323	025-945-211	Single Family Detached	Cancelled	1188 Muirfield Pl		\$844,900		15/02/2010	9,583	0.22	2005	80	3,276		Langford	5	4	\$88.17	\$257.91
155	278247	025-945-211	Single Family Detached	Sold	1188 Muirfield Pl	\$832,000	\$844,900	05/06/2010	10/05/2010	9,583	0.22	2005	26	3,276		Langford	5	4	\$88.17	\$257.91
156	197837	025-827-952	Single Family Detached	Sold	2022 Hannington Rd	\$677,500	\$698,000	16/04/2005	24/02/2005	0	0.00	2005	51	4,250	0	Langford	5	4		\$164.24
157	209631			Expired	14 Natures Gate		\$374,500		19/01/2006	7,400	0.17		90			Langford			\$50.61	
158	406536	026-575-523	Single Family Detached	Sold	1182 Deerview Pl	\$1,150,000	\$1,195,000	10/04/2019	11/03/2019	8,712	0.20	2008	30	3,291		Langford	4	3	\$137.17	\$363.11

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159	335552	026-575-477	Single Family Detached	Sold	1135 Timber View	\$690,000	\$739,900	10/06/2014	09/04/2014	7,405	0.17	2007	62	4,356		Langford	7	5	\$99.92	\$169.86
160	268241	025-945-211	Single Family Detached	Cancelled	1188 Muirfield Pl		\$859,900		19/09/2009	9,583	0.22	2005	69	3,276		Langford	4	4	\$89.73	\$262.48
161	361962	026-575-515	Single Family Detached	Sold	1178 Deerview Pl	\$760,000	\$764,900	28/03/2016	16/03/2016	10,454	0.24	2010	12	2,938		Langford	4	3	\$73.17	\$260.35
162	407560	026-700-093	Single Family Detached	Sold	2113 Quails Run	\$964,100	\$969,900	10/04/2019	01/04/2019	6,098	0.14	2007	9	3,674		Langford	5	4	\$159.05	\$263.99
163	311011	026-575-477	Single Family Detached	Expired	1135 Timber View		\$764,900		18/06/2012	7,405	0.17	2007	64	4,356		Langford	7	5	\$103.30	\$175.60
164	320224	026-575-477	Single Family Detached	Expired	1135 Timber View		\$779,900		05/03/2013	7,405	0.17	2007	127	4,356		Langford	7	5	\$105.32	\$179.04
165	302952	026-575-477	Single Family Detached	Expired	1135 Timber View		\$789,900		11/01/2012	7,405	0.17	2007	110	4,356		Langford	7	5	\$106.67	\$181.34
166	327579	026-575-477	Single Family Detached	Expired	1135 Timber View		\$749,900		20/08/2013	7,405	0.17	2007	133	4,356		Langford	7	5	\$101.27	\$172.15
167	275810	026-575-477	Single Family Detached	Sold	1135 Timber View	\$739,000	\$739,000	05/05/2010	01/04/2010	7,405	0.17	2007	34	4,356		Langford	7	5	\$99.80	\$169.65
168	300294	026-575-477	Single Family Detached	Expired	1135 Timber View		\$799,900		06/10/2011	7,405	0.17	2007	92	4,356		Langford	7	5	\$108.02	\$183.63
169	361719	029-612-861	Single Family Detached	Sold	1186 Deer Meadow	\$1,100,000	\$1,298,888	27/06/2016	11/03/2016	21,344	0.49	2007	108	3,798		Highlands	3	4	\$60.85	\$341.99
170	269465	026-700-085	Single Family Detached	Sold	2109 Quails Run	\$730,000	\$749,000	22/01/2010	19/10/2009	6,142	0.14	2007	95	2,930	51	Langford	3	3	\$121.95	\$255.63
171	261295	026-700-085	Single Family Detached	Cancelled	2109 Quails Run		\$799,000		15/04/2009	6,142	0.14	2007	61	2,930	51	Langford	3	3	\$130.09	\$272.70
172	276244	026-700-085	Single Family Detached	Sold	2109 Quails Run	\$676,000	\$699,900	12/05/2010	08/04/2010	6,142	0.14	2007	34	2,930	51	Langford	3	3	\$113.95	\$238.87
173	274630	026-700-085	Single Family Detached	Cancelled	2109 Quails Run		\$719,000		10/03/2010	6,142	0.14	2007	28	2,930	51	Langford	3	3	\$117.06	\$245.39
174	311730	026-682-923	Townhouse	Sold	116 1244 Muirfield Pl	\$670,000	\$699,000	15/01/2013	04/07/2012	3,344	0.79	2006	195	2,356		Langford	3	3	\$209.03	\$296.69
175	255990	026-575-507	Single Family Detached	Cancelled	1174 Deenview Pl		\$739,900		10/11/2008	7,405	0.17	2008	283	3,450		Langford	5	4	\$99.92	\$214.46
176	369839	025-945-262	Single Family Detached	Sold	1208 Muirfield Pl	\$1,050,000	\$1,099,000	04/10/2016	08/09/2016	10,454	0.24	2013	26	3,912		Langford	5	4	\$105.13	\$280.93
177	280804	026-576-279	Single Family Detached	Cancelled	1102 Bears paw Plat		\$859,800		28/06/2010	9,096	0.21	2008	17	3,266		Langford	4	3	\$94.53	\$263.26
178	255701	026-576-279	Single Family Detached	Cancelled	1102 Bears paw Plat		\$1,080,000		04/11/2008	9,096	0.21	2008	67	3,266		Langford	4	3	\$118.73	\$330.68
179	271816	026-576-279	Single Family Detached	Cancelled	1102 Bears paw Plat		\$899,800		18/01/2010	9,096	0.21	2008	78	3,266		Langford	4	3	\$98.92	\$275.51
180	257524	026-576-279	Single Family Detached	Cancelled	1102 Bears paw Plat		\$979,900		15/01/2009	9,096	0.21	2008	151	3,266		Langford	4	3	\$107.73	\$300.03
181	276068	026-576-279	Single Family Detached	Cancelled	1102 Bears paw Plat		\$879,800		06/04/2010	9,096	0.21	2008	83	3,266		Langford	4	3	\$96.72	\$269.38
182	270184	026-576-279	Single Family Detached	Cancelled	1102 Bears paw Plat		\$929,800		10/11/2009	9,096	0.21	2008	69	3,266		Langford	4	3	\$102.22	\$284.69
183	327136	026-576-309		Expired	1093 Bears paw Plat		\$349,000		06/08/2013	9,784	0.22		178			Langford			\$35.67	
184	421356	026-576-295	Single Family Detached	Sold	1094 Bears paw Plat	\$1,730,000	\$1,749,000	21/02/2020	21/02/2020	10,500	0.24	2008	0	6,157		Langford	5	5	\$166.57	\$284.07
185	347575	026-576-279	Single Family Detached	Expired	1102 Bears paw Plat		\$839,000		04/03/2015	9,096	0.21	2008	38	3,451		Langford	4	3	\$92.24	\$243.12
186	412682	026-576-295	Single Family Detached	Expired	1094 Bears paw Plat		\$1,749,000		23/06/2019	10,500	0.24	2008	99	6,157		Langford	5	5	\$166.57	\$284.07
187	395227	026-576-295	Single Family Detached	Expired	1094 Bears paw Plat		\$1,849,000		09/07/2018	10,500	0.24	2008	234	6,157		Langford	4	5	\$176.10	\$300.31
188	373490	026-700-093	Single Family Detached	Sold	2113 Quails Run	\$775,000	\$799,900	05/02/2017	25/01/2017	5,662	0.13	2007	11	3,684		Langford	5	4	\$141.28	\$217.13
189	364374	026-575-493	Single Family Detached	Sold	1170 Deerview Pl	\$760,000	\$778,400	23/06/2016	02/05/2016	6,917	0.16	2007	52	3,600		Langford	5	5	\$112.53	\$216.22
190	406730	026-576-295	Single Family Detached	Expired	1094 Bears paw Plat		\$1,849,000		15/03/2019	10,500	0.24	2008	100	6,157		Langford	5	5	\$176.10	\$300.31
191	333349	026-575-515	Single Family Detached	Cancelled	1178 Deerview Pl		\$719,000		20/02/2014	10,454	0.24	2010	62	3,000		Langford	3	3	\$68.78	\$239.67
192	388996	026-700-123	Single Family Detached	Cancelled	2125 Quails Run		\$1,099,000		19/03/2018	6,534	0.15	2008	58	4,179		Langford	5	4	\$168.20	\$262.98
193	391697	026-700-123	Single Family Detached	Sold	2125 Quails Run	\$999,900	\$999,900	25/05/2018	17/05/2018	6,534	0.15	2008	8	4,179		Langford	5	4	\$153.03	\$239.27
194	347522	026-576-309		Sold	1093 Bears paw Plat	\$285,000	\$299,900	31/07/2015	04/03/2015	9,784	0.22		149			Langford			\$30.65	

#	MLS No	PID	Property Type	Status	Address	Sold Price	List Price	Pending Date	List Date	Lot Size (Sq. Ft.)	Lot Size (Acres)	Year Built	Days on Market	Total Sq. Ft. Finished	Frontage	District	Total Bedrooms	Total Baths	Price Per Lot Size (Sq. Ft.)	Price Per Finished Floor Area (Sq. Ft.)
195	230823	025-827-952	Single Family Detached	Sold	2022 Hannington Rd	\$710,000	\$735,000	12/06/2007	01/06/2007	0	0.00	2005	11	4,250	0	Langford	5	4		\$172.94
196	283039	025-945-432	Single Family Detached	Sold	1209 Muirfield Pl	\$719,900	\$729,888	24/09/2010	26/08/2010	8,000	0.18	2005	29	2,372		Langford	3	3	\$91.24	\$307.71
197	340749	026-576-309		Expired	1093 Bears paw Plat		\$324,900		30/07/2014	9,784	0.22		184			Langford			\$33.21	
198	345740	026-575-604		Sold	1157 Lot 28 Deenview Pl	\$200,000	\$209,999	13/02/2015	20/01/2015	6,098	0.14		24			Langford			\$34.44	
199	256603	026-575-523	Single Family Detached	Sold	1182 Deenview Pl	\$815,000	\$839,900	20/02/2009	04/12/2008	8,712	0.20	2008	78	3,302		Langford	4	3	\$96.41	\$254.36
200	356075	025-945-238	Single Family Detached	Sold	1196 Muirfield Pl	\$899,000	\$929,999	21/12/2015	12/09/2015	7,200	0.17	2006	100	4,660		Langford	6	5	\$129.17	\$199.57
Averages						\$829,909	\$879,558			9,301	0.22		85	3,111	47		3.98	3.66	\$864.96	\$312.01

Victoria MLS® Tax Report

Tax Record Detail

DB Modified:	2019/01/01	Roll No:	15372403	Address:	1159 RIVER ROCK PI
Prop Modified:	2019/01/01	PID No:	029-739-012	Jurisdiction:	District of Highlands (SD62)
Muni Tax Year:	2019	Oth PID(s):			
Gross Txs:	\$4,674	MHR(s):			
Lot SqFt:	7,104	Lot Width:		Lot Acres:	
				Lot Depth:	

Taxable Values

Actual Values

Year:	2019	Land:	\$372,000	Imprvmnts:	\$588,000	Total:	\$960,000
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Municipal	Land	Imprvmnts	Total	Sch/Hosp	Land	ImprvmntsTotal
Gross:	\$372,000	\$588,000	\$960,000	Gross:	\$372,000	\$588,000\$960,000
Exmpt:	\$	\$	\$	Exmpt:	\$	\$
Net:	\$372,000	\$588,000	\$960,000	Net:	\$372,000	\$588,000\$960,000

Assessed Value/Gross Tax History

Year	Assessed Value	Gross Taxes
2019	\$960,000	\$4,674
2018	\$858,000	\$4,353
2017	\$618,000	\$3,573
2016	\$	\$1,402

Legal Description

Plan:	EPS3006	Block:		Lot:	33	Dist Lot:	
Section:	4	Tnshp:		Range:	4W	Meridian:	
L.D.:	24 Highland						
Freeform:	TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.						

Last Three Sales per BCA

Year	Month	Price	Title	Type
2017	8	\$910000	CA619681	Improved Single Property Cash Transaction
2016	2	\$219000	CA500912	Reject - Not Suitable for Sales Analysis
2015	12	\$0	CA489621	Reject - Not Suitable for Sales Analysis

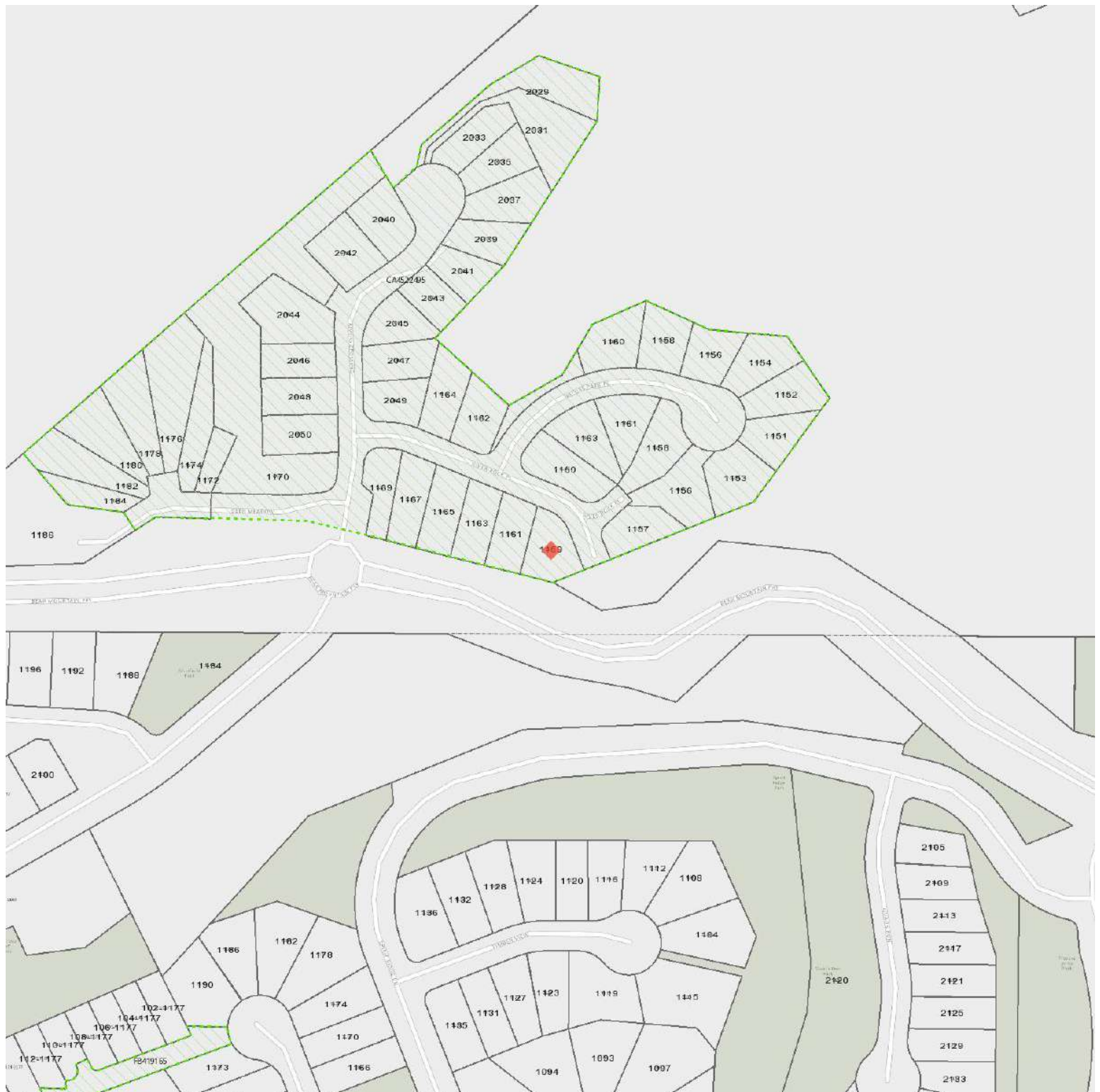
Exemption/Taxation Code

All Fully Taxable Land / Structures etc

School Dist:	62	Elect Area:		Impr Dist:		Spc/Df Ar:	B
Reg Dist:	03	Indian Band:		Local Area:			
Nghbrhd:	23324			Tenure:	Crown-Granted		
Actual Use:	Single Family Dwelling			Equity:	Registered Owner		

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.

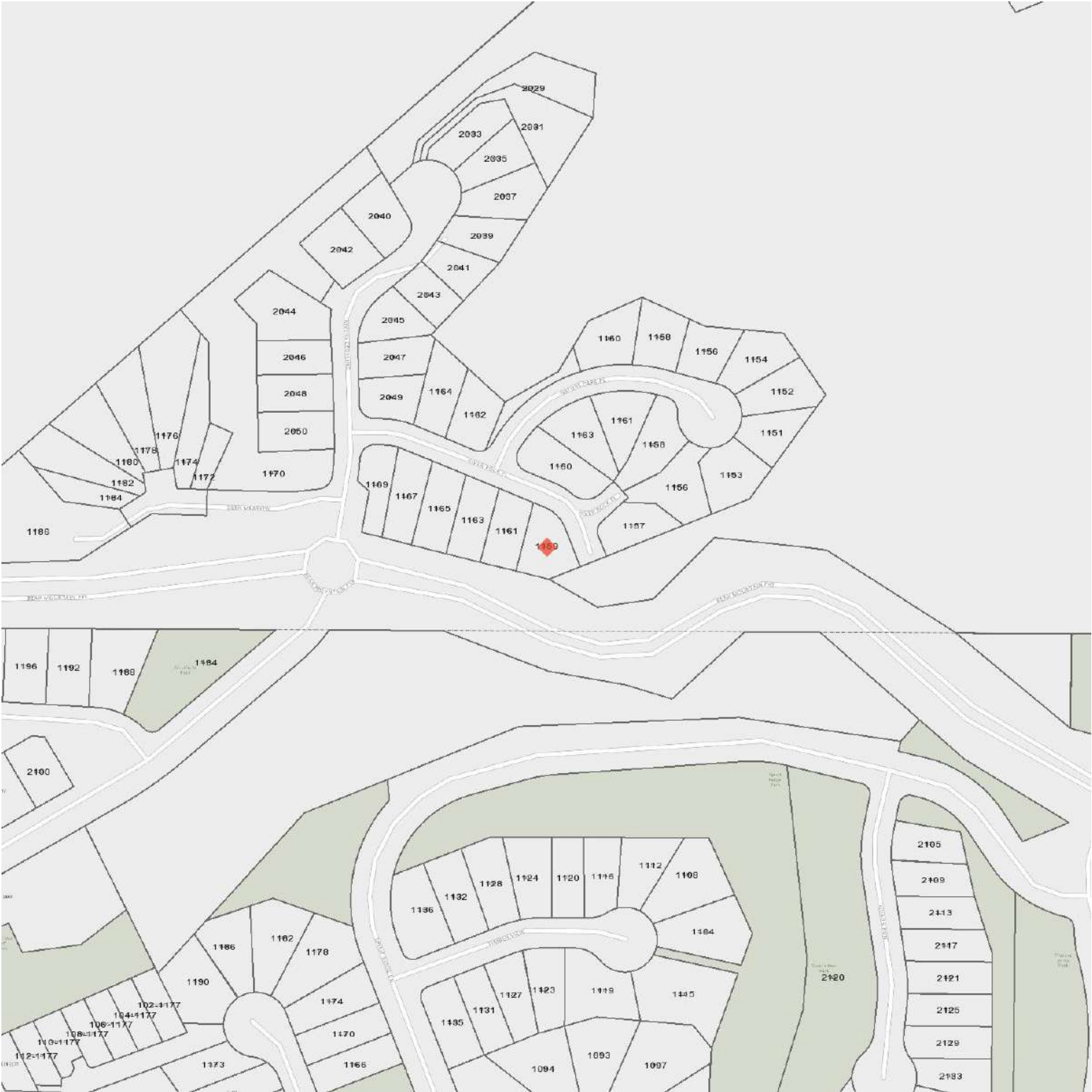
Legal - Easements, ROWs and other encumbrances



Legend

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

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

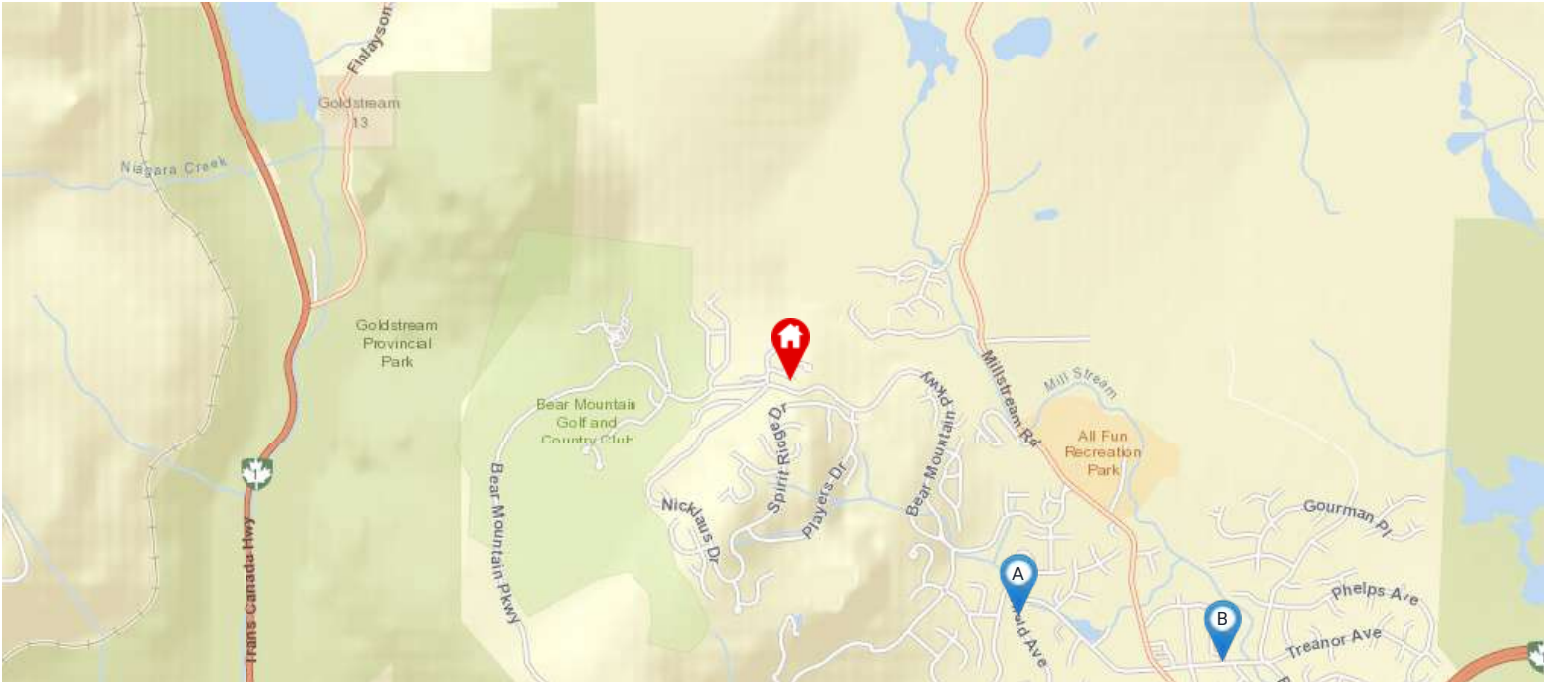


Legend

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

Nearest Schools with Ranking

Nearby Elementary Schools



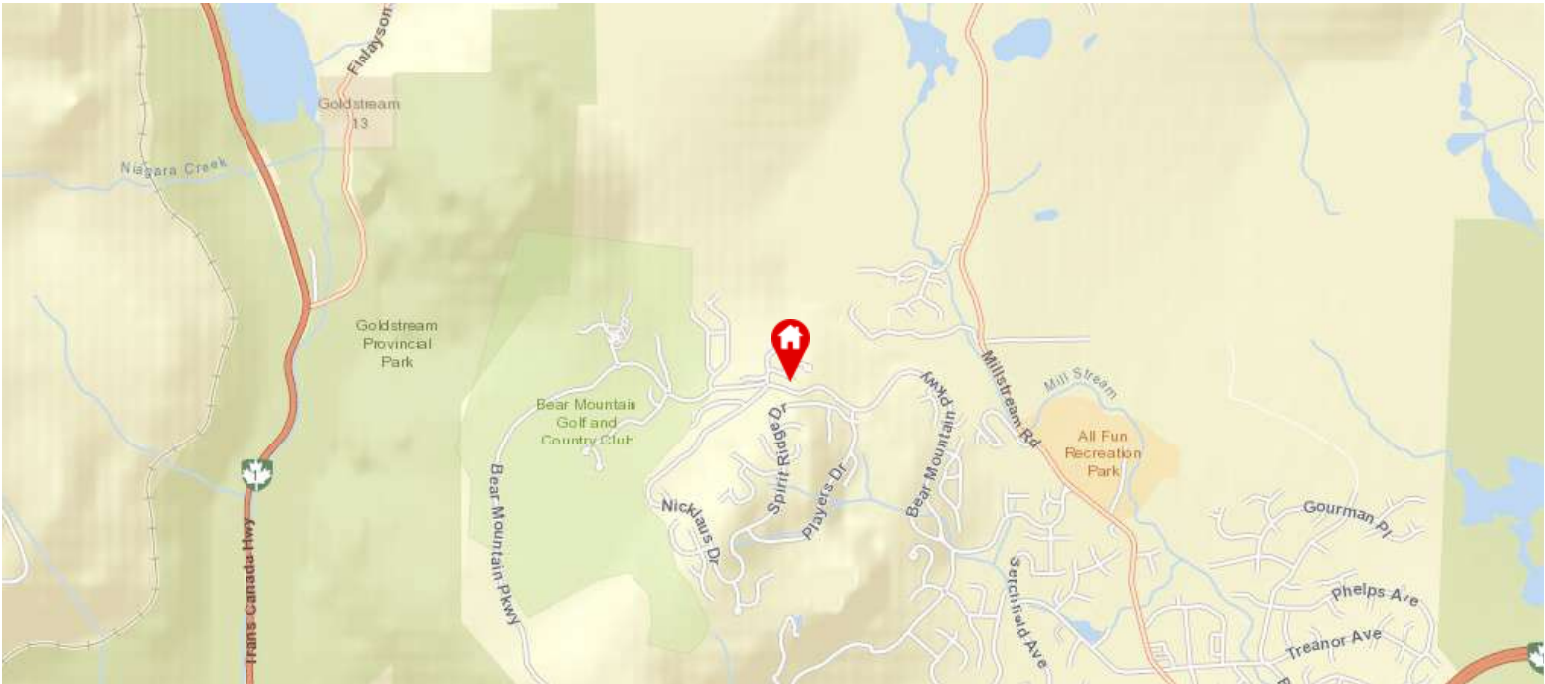
Legend: Subject Property Catchment School Other Schools

School District: **Sooke (62)**

Contact Information

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Lakewood		3.1	4.3	900/955	726/805	Victoria		30 mins	2.5 km	5 mins	13 mins
B Millstream		n/a	n/a	n/a	n/a	Victoria		41 mins	3.4 km	7 mins	14 mins
C Ruth King		1.5	n/a	943/955	n/a	Victoria		1 hour 3 mins	5.2 km	10 mins	26 mins
D Willway		n/a	n/a	n/a	n/a	Victoria		1 hour 50 mins	8.9 km	13 mins	n/a
E David Cameron		2.6	n/a	924/955	n/a	Victoria		1 hour 10 mins	5.7 km	14 mins	27 mins
F Crystal View		n/a	n/a	n/a	n/a	Victoria		1 hour 21 mins	6.6 km	12 mins	38 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

School District: **Sooke (62)**

Contact Information

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Belmont		3.3	5.4	236/251	541/805	Victoria	AP Program	1 hour 28 mins	7.0 km	15 mins	44 mins
B Lighthouse Christian	8 - 12	42	n/a	42	n/a	Victoria	Independent Christian School	1 hour 35 mins	7.6 km	15 mins	50 mins
C Royal Bay	9 - 12	3.7	n/a	232/251	n/a	Victoria	Secondary Ungraded	2 hours 10 mins	10.6 km	18 mins	1 hour 0 mins
D Spectrum		4.6	5.4	206/251	167/246	Victoria	AP Program	2 hours 38 mins	13.0 km	16 mins	1 hour 0 mins
E Esquimalt		3	4.6	241/251	209/246	Victoria	AP Program	2 hours 57 mins	14.4 km	21 mins	1 hour 5 mins
F Pacific Christian		6.4	7.6	99/251	130/805	Victoria	AP Program	3 hours 8 mins	15.3 km	20 mins	1 hour 11 mins

1159 RIVER ROCK PL Highlands, V9B 0S6



Car-Dependent

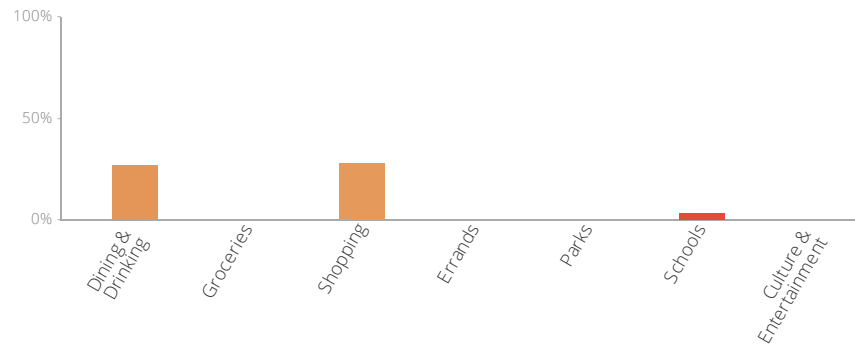
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 9 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

