



## Property Full Property View

3767 Waring Pl Saanich BC V8P 5E9    MLS® 1025456    \$3,995,900    Expired

Full Agent



MLS® No:	<b>1025456</b>	List Price:	<b>\$3,995,900</b>
Status:	<b>Expired</b>	Original Price:	<b>\$3,995,900</b>
DOM:	<b>109</b>	Sold Price:	
List Date:	<b>2026-02-11</b>	Pending Date:	
Area:	<b>Saanich East</b>	Sub Area:	<b>SE Cadboro Bay</b>
Sub Type:	<b>Single Family Detached</b>	Baths:	<b>0</b>
Beds:	<b>0</b>	Fireplaces:	<b>0</b>
Kitchens:	<b>0</b>	Lot SqFt:	<b>10,454</b>
Parking:	<b>9</b>	Lot Acres:	<b>0.24</b>
Fin SqFt:	<b>0</b>	Unfin SqFt:	<b>1,300</b>
Title:	<b>Freehold</b>	Storeys:	
Strata/Pad		Year Built (Est):	
Fee:			
Taxes:	<b>\$18,777</b>	Tax Year:	<b>2025</b>

	Lower	Main	Second	Third	Other
Fin SqFt	1,300				
Bedrooms					
Bathrooms					
Kitchens					

Recent: **06/01/2026 : Expired : ACT->EXP**

**\*\*WATERFRONT LOT on Cadboro Bay.\*\*** Low-bank, beach-level oceanfront property located in one of Victoria's most desirable coastal settings. This is a LAND ONLY sale and is priced at lot value; construction costs are excluded. The 10,445 sq.ft. parcel offers unobstructed water views and represents an extensively de-risked low-bank waterfront development opportunity with significant pre-development work completed. Approvals include Saanich Board of Variance approval for an 8.19 m (26.9 ft) height variance, approved archaeological permit (Site DcRt-9), and demolition permit. Structural engineer approval to utilize the existing foundation has also been obtained. Flood study, geotechnical and soil engineering reports, and hazardous materials assessment have been completed. New perimeter drainage installed. Architectural plans and conceptual renderings by Step One Design available for reference. Buyer to verify all details and approvals to their own satisfaction.

### Interior

Beds: <b>0</b>	Baths: <b>0</b>	Kitchens: <b>0</b>	Fireplaces: <b>0</b>
2pc Baths: <b>0</b>	3pc Baths: <b>0</b>	4pc Baths: <b>0</b>	5+pc Baths: <b>0</b>
2pc Ensuites: <b>0</b>	3pc Ensuites: <b>0</b>	4+pc Ensuites: <b>0</b>	Beds or Dens: <b>0</b>
FinSqFt Total: <b>0</b>	FinSqFt Main Bldg:	FinSqFt Aux Bldg:	Layout: <b>Other</b>
UnFin SqFt: <b>1,300</b>	SqFt Total: <b>1,300</b>		Storeys:
Laundry: <b>None</b>	Addl Accom: <b>None</b>	Basement: <b>No</b>	Bsmt Hgt:
Accessibility:		Bsmt Desc: <b>None</b>	
Flooring:		B&B?:	
FP Ftrs: <b>Other</b>		Cooling: <b>None</b>	
Heating: <b>Other</b>			
Intr Ftrs:			
Window Features:			
Appl Incl:			
Other Equipment:			

### Exterior/Building

Built (Est):	Front Faces: <b>West</b>	Storeys:	Bldg Warranty: <b>No</b>
Property Condition: <b>Land Value Only</b>			
Construction: <b>Concrete</b>			
Roof: <b>See Remarks</b>		Foundation: <b>Poured Concrete</b>	
Bldg Style:		Access: <b>Road: Paved</b>	
Lgl NC Use:	CSA Cert No:		MHR Number:
EnerGuide Rtg:		EnerGuide Dt:	

Exterior Ftrs:  
Other Structures:

#### Lot

Lot SqFt: **10,454**      Lot Acres: **0.24**      Dimensions:  
Restrictions:  
Park Type: **None**      Carport Spcs: **0**      Park Spcs: **9**  
View: **Mountain(s), Ocean**      Waterfront: **Ocean**      Garage Spcs: **0**  
Water: **Municipal**      Sewer: **Sewer To Lot**      Services: **Cable Available, Electricity Available, Natural Gas Available, Phone Available, See Remarks**

Lot Ftrs: **Cul-de-sac, Easy Access, Level, No Through Road, Quiet Area, Recreation Nearby, Serviced**

#### Legal/Public Records

Assessed: **\$3,524,000**      Assess Yr: **2026**      Taxes: **\$18,777**      Tax Year: **2025**  
Jurisdiction: **District of Saanich (SD61)**      Title: **Freehold**  
Zoning:      Zone Desc: **Residential**  
PID: **000-068-683**      Roll No: **720832050**      Plan Number: **VIP8088**  
Lot: **5**      Block:      District Lot:      Land District: **57**  
Legal Description: **LOT 5, PLAN VIP8088, SECTION 44, VICTORIA LAND DISTRICT**

#### Licensee Information

Licensee Name	Phone	Brokerage	Awd Split
List: <a href="#">Brad Hall*</a>	<b>778-977-2320</b>	<a href="#">RE/MAX Camosun</a>	<b>100.00</b>
Buyer:			
Seller Name: <b>See Title</b>		Seller Ph:	Solicitation OK?: <b>Yes</b>
Appt Ph: <b>(778) 977-2320</b>	Brok Fee: <b>3%/\$100K - 1.5%/ Balance</b>		
Access Code:	Lckbx Loc: <b>No LB</b>		
Licensee Notes: <b>Do NOT walk property without approval.</b>			
Directions: <b>Cadboro Bay Rd to Killarney Rd</b>			
Financing:		Possession: <b>Negotiable</b>	
Terms:			Occupant: <b>Vacant</b>
Agent Info: <b>Information Package Available, Site Survey</b>			
Showing Instructions: <b>Call Listing Agent</b>			
*Personal Real Estate Corporation			

#### Prices/Dates

List Price: <b>\$3,995,900</b>	Sold Price:	Original Price: <b>\$3,995,900</b>	DoM: <b>109</b>
List Date: <b>2026-02-11</b>	Entered Date: <b>2026-02-11</b>	Change Date: <b>2026-06-01</b>	Offer Acceptance:
Sale Entry Date:	Pending Date:	Proj. Close:	Sold Date:
Expiry Date: <b>2026-05-31</b>			
Cancelled Date:	Withdrawn Date:	Status Chg: <b>2026-06-01</b>	
Assess/FinSqFt:	Orig/FinSqFt:	List/FnSqFt:	Sld/FnSqFt:
Sell/List:	List/Assess: <b>1.13</b>	Sell/Assess:	LP Incl GST?: <b>Yes</b>

#### Price/Status History

Effective Date	Change Type	Prev -> New	DOM
2026-05-31	Expired	ACT->EXP	110
2026-02-11	New Listing	ACT-> \$3,995,900	

#### Media/Miscellaneous

Virtual Tour 1: [https://drive.google.com/file/d/1-MGDJVV8W2QF8y5nPqjnD5bWixG\\_l4Et/view?usp=sharing](https://drive.google.com/file/d/1-MGDJVV8W2QF8y5nPqjnD5bWixG_l4Et/view?usp=sharing)

Virtual Tour 2:  
Addnl Photos:  
Feature Sheet:  
Sales Brochure:  
Sound Bite:  
Foreign MLS® No:      Foreign Board:  
Open Houses:  
Legacy MLS® No: