



PROPERTY REPORT

215 FLEMING PL

Nanaimo

V9R 6S4

Canada

PID: 031-082-114

FEBRUARY 22, 2024

JEFF KING*

Sutton Group-West Coast Realty (Nan)

NANAIMO

P: +1250-751-4902

jeff@jeffkingrealestate.com

www.jeffkingrealestate.com

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

Summary Sheet

215 FLEMING PL Nanaimo BC V9R 6S4

PID	031-082-114
Legal Description	LOT 7 SECTION 11 RANGE 7 MOUNTAIN DISTRICT PLAN EPP82772
Plan	EPP82772
Zoning	R1A - Single Dwelling Residential
Community Plan(s)	OCP: Suburban Neighbourhood , not in ALR



Year Built	2023	Structure	RESIDENTIAL DWELLING WITH SUITE
Lot Size	6662.25 ft²	Bedrooms	5
Bathrooms	3	Dimensions	-
Max Elev.	126.40 m	Min Elev.	124.00 m
Floor Area	2859 Ft²	Walk Score	error
Transit Score	error	Annual Taxes	\$2,696.00

ASSESSMENT

	2023	%	2024
Building	\$0	-	\$582,000
Land	\$462,000	↓ -4.98	\$439,000
Total	\$462,000	↑ 121.00	\$1,021,000

APPRECIATION

	Date	(\$)	% Growth
List Price	21/02/2024	\$1,174,900	↑ 205.17
Sales History	28/04/2023	\$385,000	↑ 37.5
	30/10/2020	\$280,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
954118	Active 21/02/2024	1	\$1,174,900 /	Sutton Group-West Coast Realty (Nan)
944355	Cancelled	152	\$1,199,000 /	Sutton Group-West Coast Realty (Nan)
841418	Sold 30/10/2020	105	\$289,000 / \$280,000	Unrepresented Buyer Pseudo-Office

DEVELOPMENT APPLICATIONS

Name: [BP129180](#)
Address: 215 Fleming Place
Status: Active
Type: Single / Two Family Dwelling
Description: New single-family dwelling with secondary suite on slab on grade

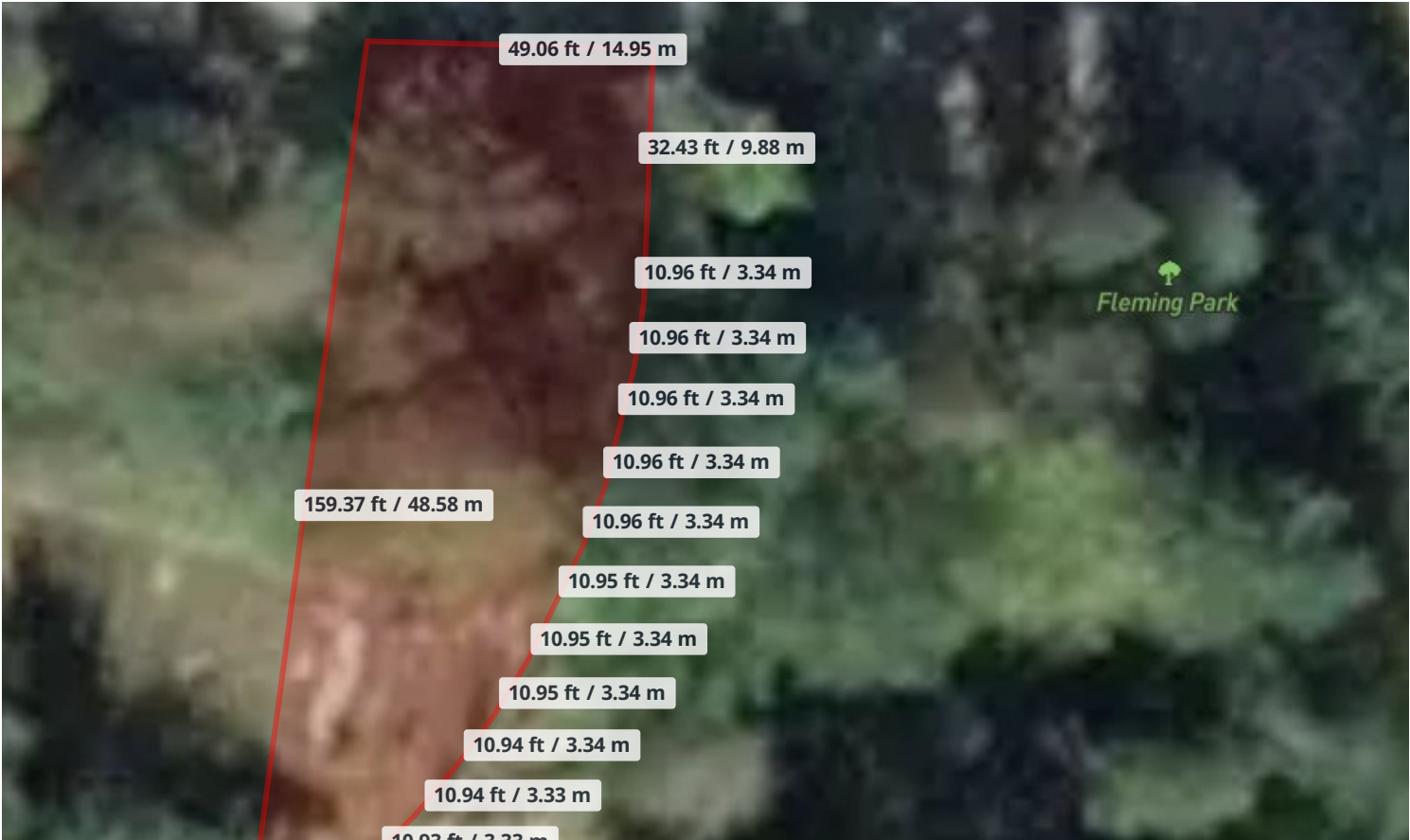
SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Quarterway	Nanaimo District
School District	SD 68	SD 68
Grades	K - 7	8 - 12

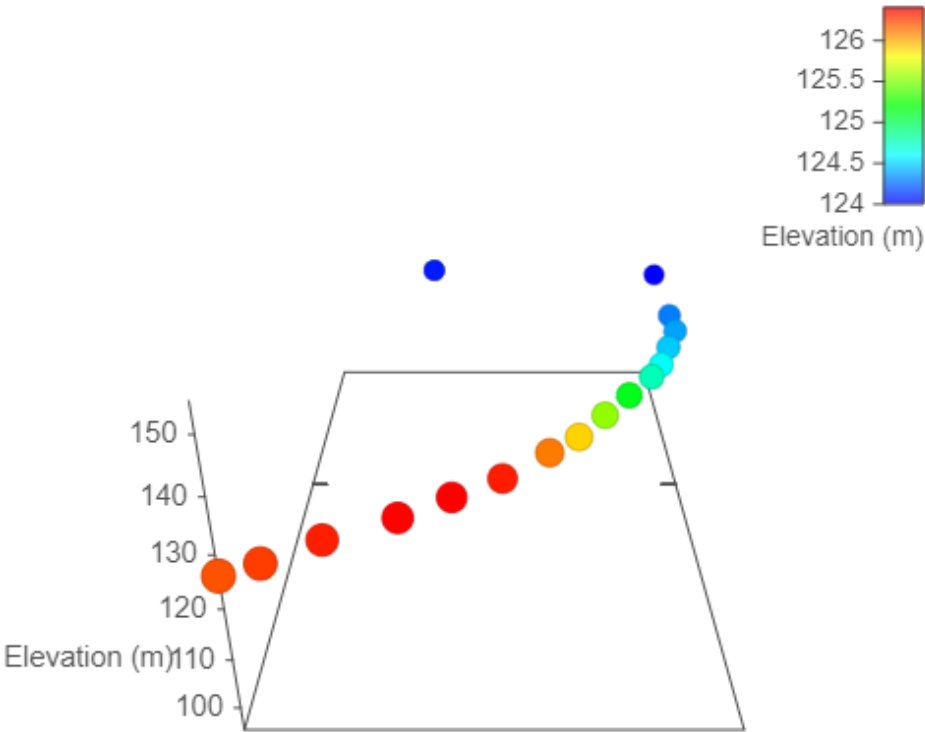
Note: MLS® property information is provided under copyright© by the Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.

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

Estimated Lot Dimensions and Topography



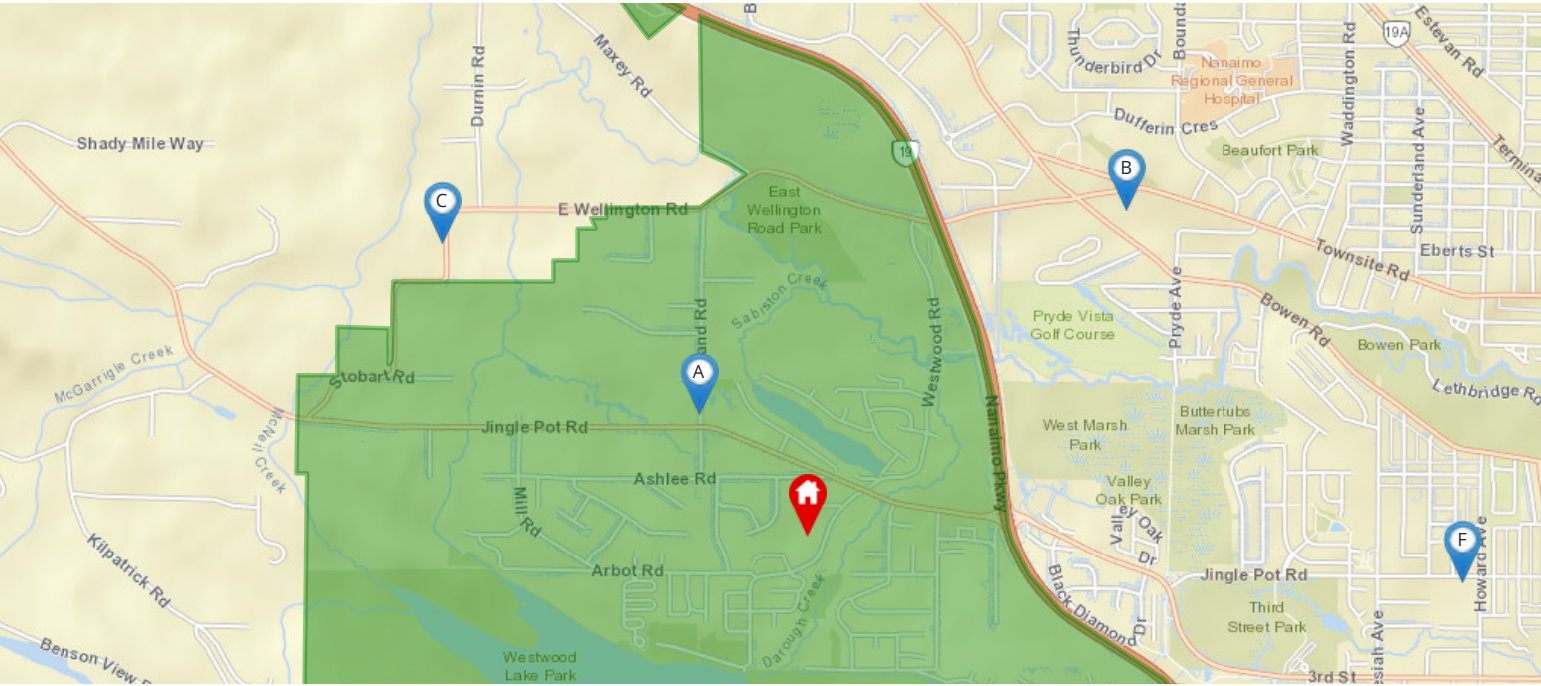
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 126.40 m | Min Elevation: 124.00 m | Difference: 2.40 m

Nearest Schools

Nearby Elementary Schools

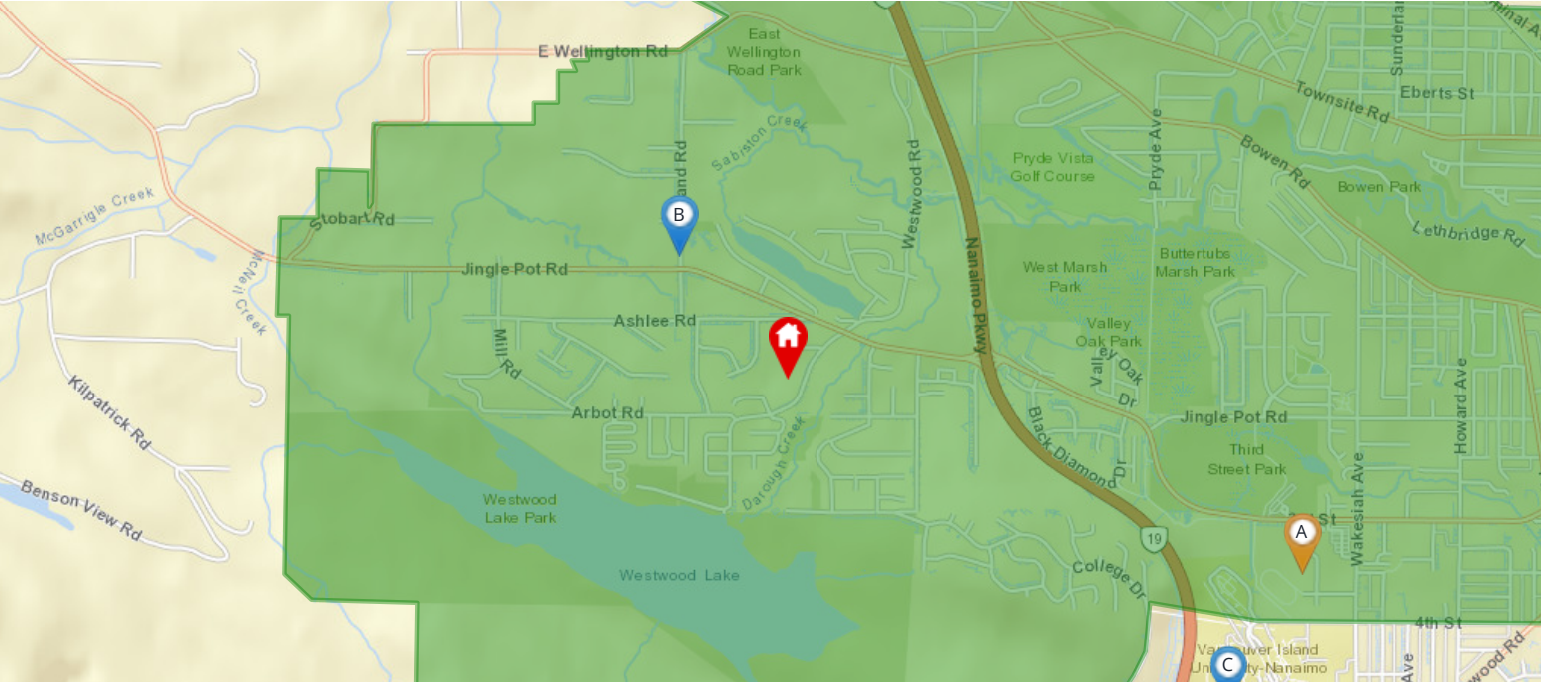


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: Mountain View -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Nanaimo Christian	K - 12	Independent	Nanaimo		14 mins	1.0 km	2 mins	7 mins
B Quarterway	K - 7	SD 68	Nanaimo		35 mins	2.5 km	4 mins	35 mins
C Mountain View	K - 7	SD 68	Nanaimo		43 mins	3.1 km	5 mins	23 mins
D Island ConnectEd	K - 12	SD 68	Nanaimo		48 mins	3.4 km	6 mins	33 mins
E Forest Park	K - 7	SD 68	Nanaimo		48 mins	3.4 km	6 mins	33 mins
F Fairview	K - 7	SD 68	Nanaimo		38 mins	2.9 km	5 mins	20 mins

Nearby Secondary Schools

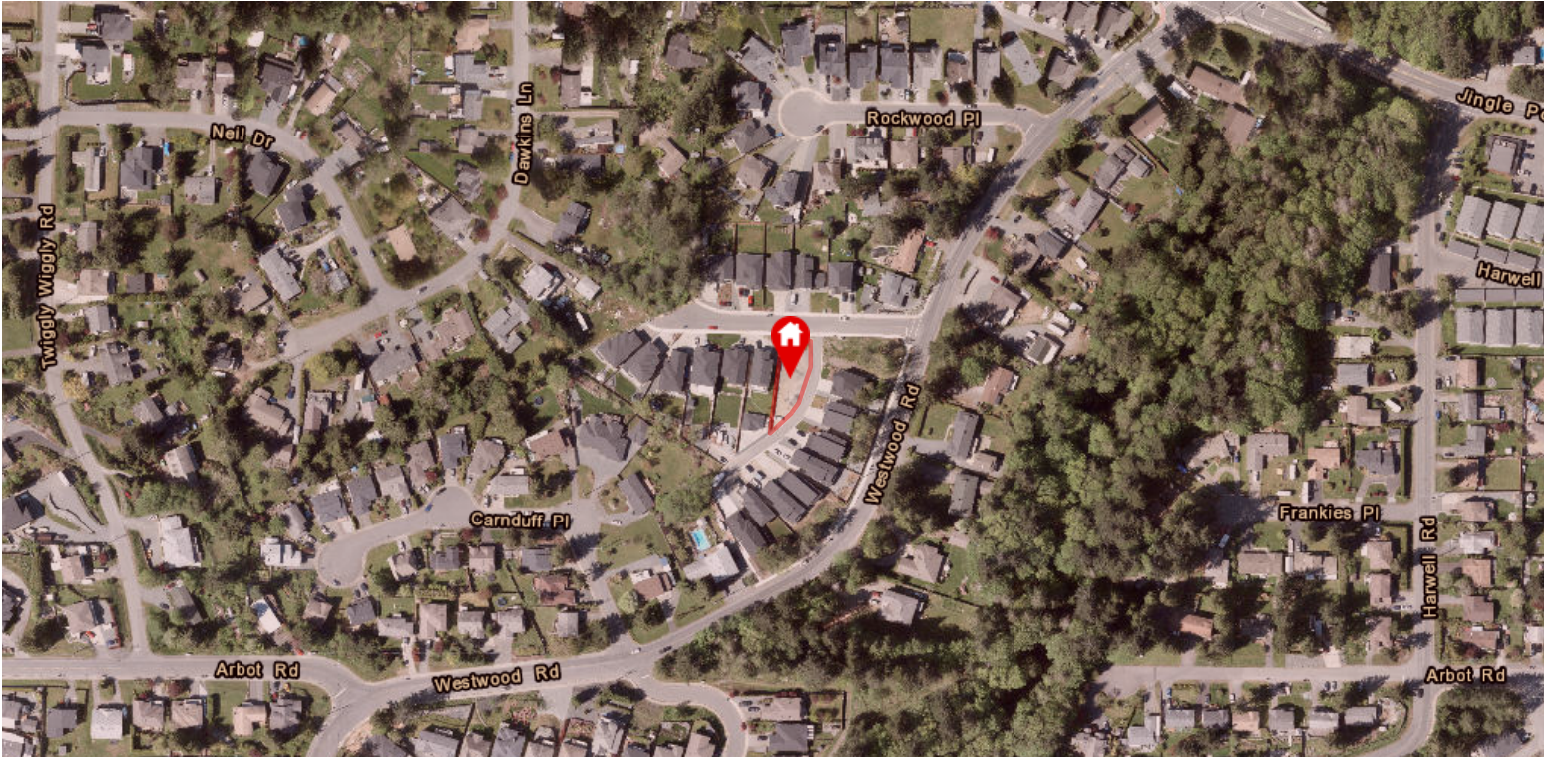


Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: NDSS -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Nanaimo District	8 - 12	SD 68	Nanaimo	AP Program	36 mins	2.7 km	5 mins	18 mins
B Nanaimo Christian	K - 12	Independent	Nanaimo		14 mins	1.0 km	2 mins	7 mins
C The High School at VIU	10 - 12	Independent	Nanaimo	Access to Vancouver Island University Campus Resources; Direct Entry to VIU	43 mins	3.0 km	4 mins	22 mins
D Island ConnectEd	K - 12	SD 68	Nanaimo		48 mins	3.4 km	6 mins	33 mins
E John Barsby	8 - 12	SD 68	Nanaimo		1 hour 3 mins	4.8 km	8 mins	34 mins
F Wellington	8 - 12	SD 68	Nanaimo	AP Program	1 hour 24 mins	5.8 km	11 mins	54 mins

Municipal Boundaries



Subject Property Designations:

Name: City of Nanaimo

Layer Legend:

- City of Nanaimo