



PROPERTY REPORT

2776 BENEDICK RD

West Kelowna

V1Z 1T9

Canada

PID: 004-642-465

MAY 7, 2025



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Peachland Agent

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



Larry Guilbault

250-826-2047

Peachland



Summary Sheet

2776 BENEDICK RD West Kelowna BC V1Z 1T9



PID	004-642-465
Legal Description	LOT 2 DISTRICT LOT 521 OSOYOOS DIVISION YALE DISTRICT PLAN 25478
Plan	KAP25478
Zoning	R1 - Single Detached Residential Zone
Community Plan(s)	OCP: Low Density Residential , not in ALR

Year Built	1981	Structure	SINGLE FAMILY DWELLING
Lot Size	9287.49 ft²	Bedrooms	3
Bathrooms	3	Dimensions	-
Max Elev.	378.60 m	Min Elev.	366.41 m
Floor Area	2552 Ft²	Walk Score	2 / Car-Dependent
Transit Score	-	Annual Taxes	\$4,379.00

ASSESSMENT

	2024	%	2025
Building	\$457,000	↓ -4.38	\$437,000
Land	\$641,000	↓ -0.31	\$639,000
Total	\$1,098,000	↓ -2.00	\$1,076,000

APPRECIATION

	Date	(\$)	% Growth
List Price	14/04/2025	\$1,240,000	↑ 13.66
Sales History	30/08/2022	\$1,091,000	↑ 212
	15/09/2004	\$350,000	↑ 103
	12/01/1996	\$172,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10343282	Active 14/04/2025	23	\$1,240,000 /	Coldwell Banker Horizon Realty
10258516	Sold 29/07/2022	23	\$1,149,000 / \$1,091,000	Coldwell Banker Horizon Realty

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

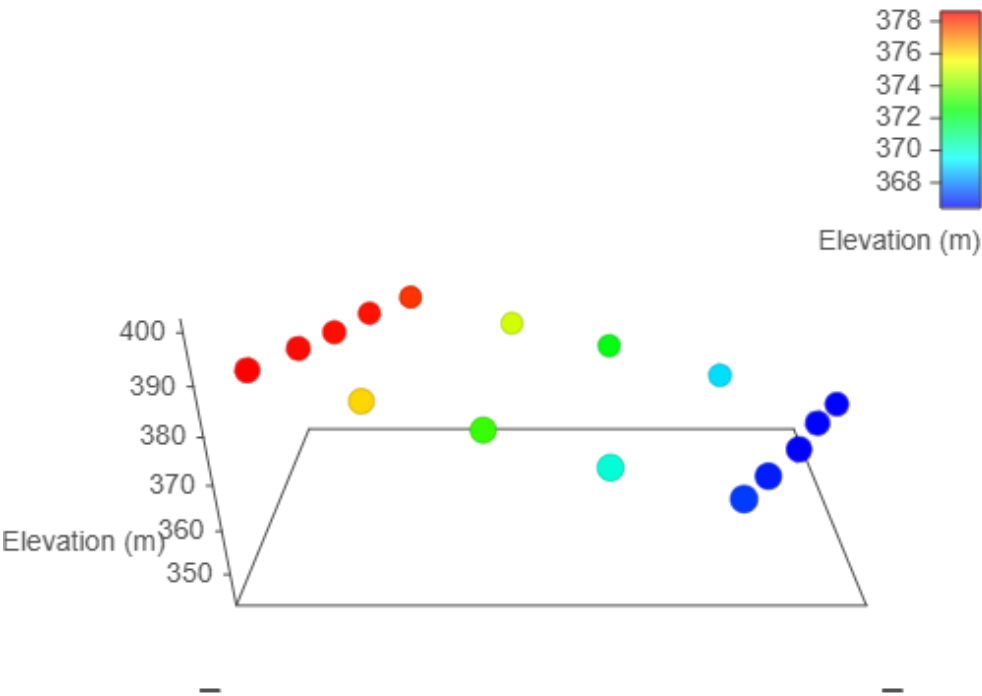
	Elementary	Middle	Secondary
Catchment	Hudson Road	Constable Neil Bruce	Mount Boucherie
School District	SD 23	SD 23	SD 23
Grades	K - 5	6 - 8	9 - 12

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: 378.60 m | Min Elevation: 366.41 m | Difference: 12.19 m

Tax Record Detail

DB Modified: 2025-03-28

Prop Modified: 2025-03-28

Jurisdiction: 364 Westside

Roll No: 12781021

Address:

2776 BENEDICK RD

PID/MHR Details

PID #:

004-642-465

MHR(s):

Municipal Taxes

Tax Year:

2022

Gross Taxes:

\$4,379

Actual Values

Year:

2025

Land:

\$639,000

Imprvmnt:

\$437,000

Total:

\$1,076,000

Taxable Values

Municipal	Land	Imprvmnts	Total	Sch/Hosp	Land	Imprvmnts	Total
Gross:	\$639,000	\$437,000	\$1,076,000	Gross:	\$639,000	\$437,000	\$1,076,000
Exempt:	\$0	\$0	\$0	Exempt:	\$0	\$0	\$0
Net:	\$639,000	\$437,000	\$1,076,000	Net:	\$639,000	\$437,000	\$1,076,000

Legal Description

Plan:

KAP25478

Lot:

2

Block:

Dist Lot:

521

Section:

Range:

Meridian:

L.D.:

Freeform:

Except Plan:

Lot Size

SqFt:

9,147.60

Width:

Acres:

0.21

Depth:

Last Three Sales per BCA

Date	Price	Title	Type
2022-08-29	\$1,091,000	CB189721	Improved Single Property Transaction
2004-09-14	\$350,000	KW127664	Improved Single Property Transaction
1996-01-11	\$172,000	KK2851	Improved Single Property Transaction

Exemption/Taxation Code

Nghbrhd:

LAKEVIEW HEIGHTS

Tenure:

Crown-Granted

Reg Dist:

Central Okanagan

Zoning

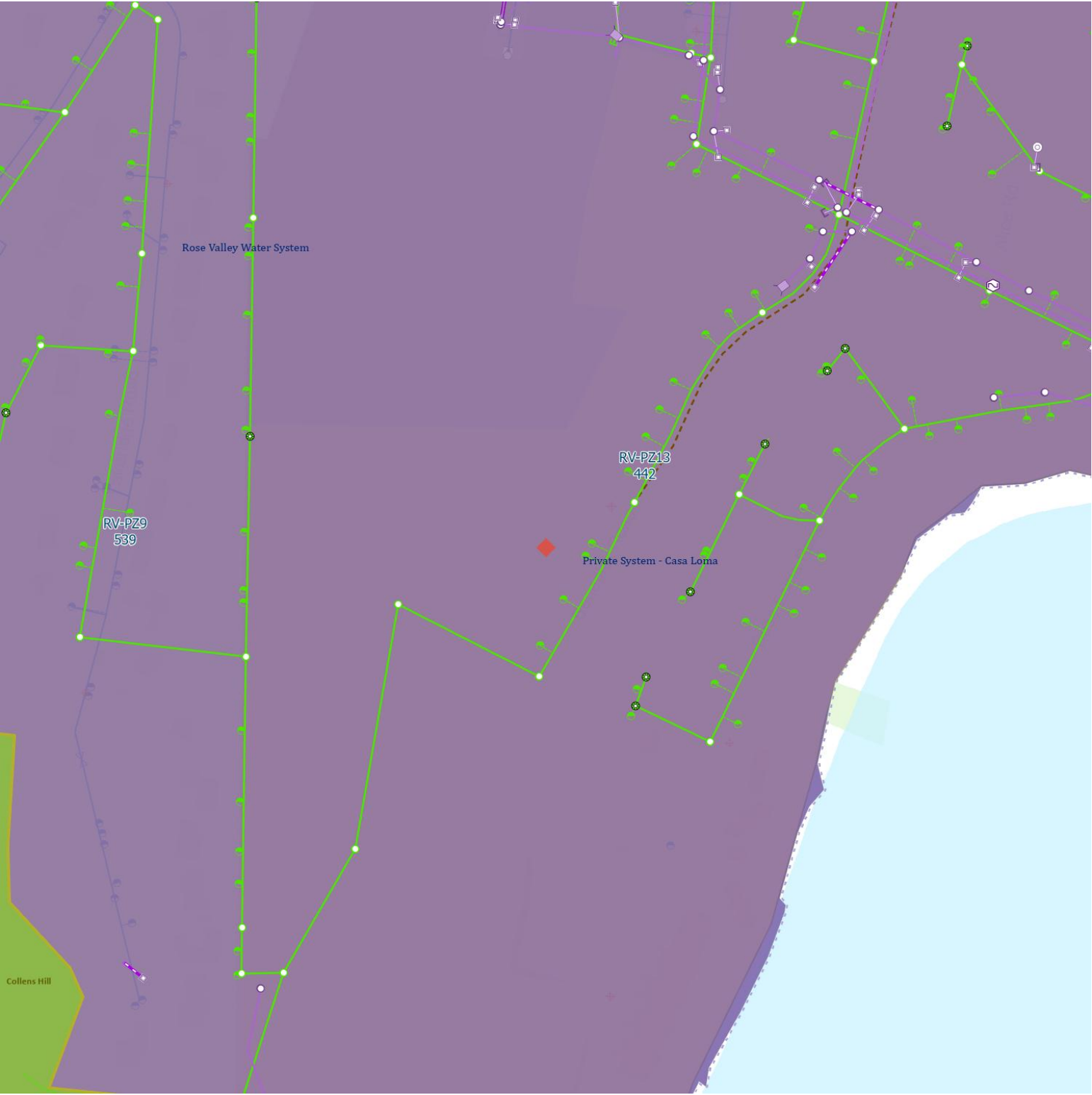


Legend

BCGazatteer >= 20k

BCGazatteer 160k - 20K

Utilities

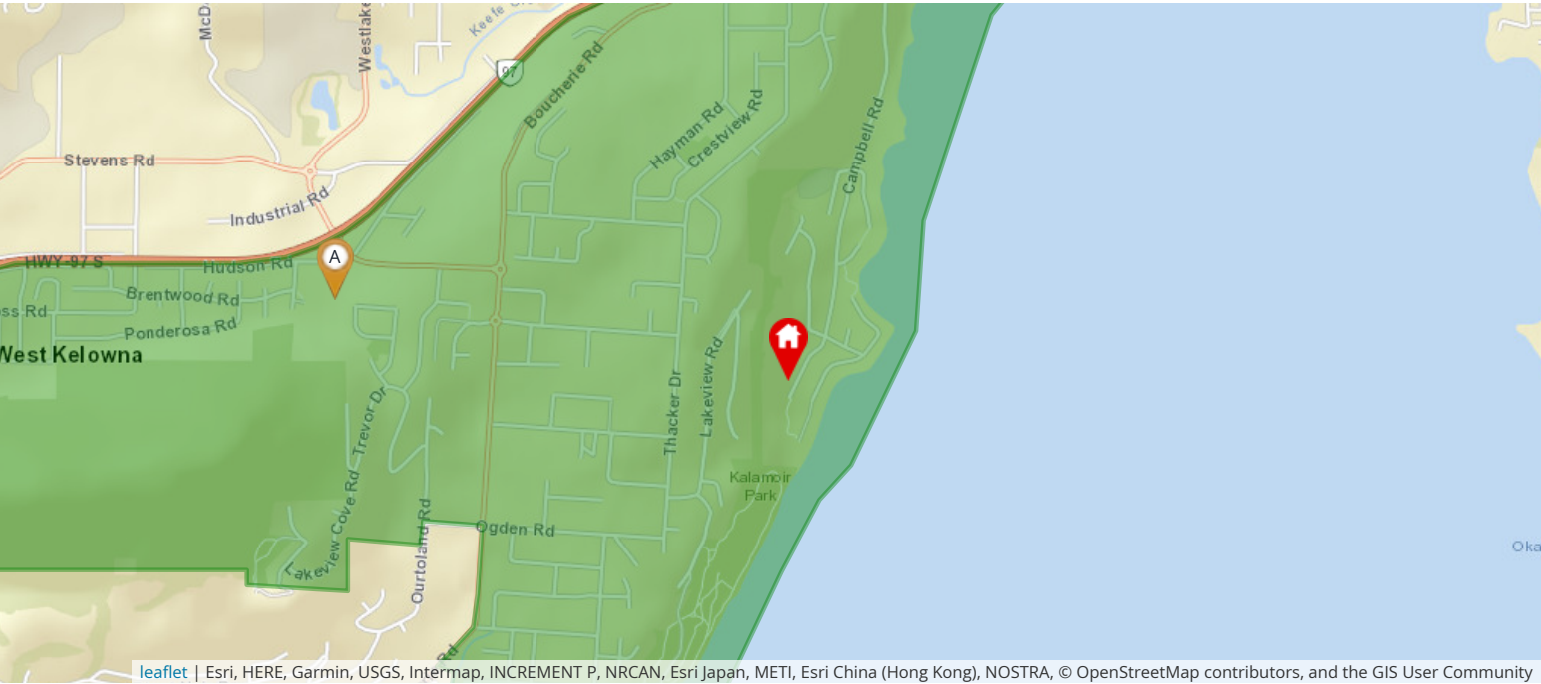


Legend

BCGazatteeer >= 20k	BCGazatteeer 160k - 20K		
Cleanout	Drywell	Cap	Catch Basin
Manhole	Outlet	Energy Dissipating Station	Inlet
Cap	Catch Basin	Separator	Storm Detention Tank
Energy Dissipating Station	Inlet	Cleanout	Drywell
Separator	Storm Detention Tank	Manhole	Outlet
Service	Stormpipe	Culvert	Lead
Lead	Service	Storm Detention Tank	Culvert
Culvert	Lead	Stormpipe	Storm Detention Tank
Storm Detention Tank	Drain Rock Bed	Service	Stormpipe
Storm Detention Tank	Pump Station	Drainage Swale	Storm Detention Pond
Cap	Compression Coupler	Active	Decommissioned
Lift Station	Manhole	Cleanout	Inspection Chamber
Cleanout	Inspection Chamber	Cap	Compression Coupler
Force Main	Gravity Main	Lift Station	Manhole
Gravity	Service	Service Line	Forcemain
Service Line	Cap	Cleanout	Gravity Main
Lift Station	Manhole	RDCO Sanitary Pipes	INSPECTION CHAMBER
Bridgeview	Casa Rio	Collens Hill	Brentwood
Ensign	Faulkner	GreenBay	Devon
Hitchner	Horizon Village	Inverness	Hayman
King	PebbleBeach	Pineridge	Keloka
Riesling Way	Ross	Soccer Dome	Pritchard
Stevens	Sunnyside	Thacker	Sommerset
Bylaw #0031 - Green Bay	Bylaw #0032 - Pritchard Drive	Bylaw #0033 - Glenway Road (Gormans Extension)	Whitworth
		Bylaw #0039 - Industrial Park Phase II	Bylaw #0034 - Gregory Menu
Bylaw #0036 - Industrial Park Phase I	Bylaw #0038 - Whitworth Road	Bylaw #0048 - EB Trunk Corridor	Bylaw #0035 - Carrall/Witt/Whetton
Bylaw #0046 - Chieftain Road	Bylaw #0047 - Webber Road	Bylaw #0052 - Lower Glenrosa	Bylaw #0045 - Glenrosa - Phase I
Bylaw #0050 - Menu Road	Bylaw #0051 - Mt. Boucherie (Brentwood/Westgate)	Bylaw #0054 - Capri Road	Bylaw #0049 - Brentwood/Ponderosa
	Bylaw #0058- Angus/Harding	Bylaw #0059 - Jennens Road	Bylaw #0053 - Pinewoods Villa 2 & 3
Bylaw #0057 - Area 804 (Lot 57 Plan 32503)	Bylaw #0062 - Sunnyside/Sunnyview	Bylaw #0063 - West Kelowna Estates Phase II	Bylaw #0055 - Quails Gate Winery
Bylaw #0061 - Casa Loma		Bylaw #0069 - Lakeview V	Bylaw #0060 - West Kelowna Estates Phase I
Bylaw #0067 - Anders Road	Bylaw #0068 - Lakeview IV	Bylaw #0107 - Hudson Road	Bylaw #0064 - Orlin Road
Bylaw #0089 - Glenrosa - Phase II - Ranch Road / Country Pines	Bylaw #0102 - Glenrosa Phase 7 - Pineridge Place	Bylaw #0111 - McGinnis Road	Bylaw #0066 - Evelyn
Bylaw #0128 - Hayman Road & Thacker Road North	Bylaw #0133 - Boucherie Road North (Lakeview Heights PH7)	Bylaw #0135 - Glenrosa PH4 (Webber Road North/Mclver Road)	Bylaw #0077 - Peters Road
Bylaw #990 - Lakeview (Lakeview Trunk)	Bylaw #991 - Gellatly (East Trunk)	Bylaw #992 - Lakeview (East Boundary Trunk)	Bylaw #0108 - Gates Road
Bylaw #994 - Glenrosa (Webber Road Trunk)	No Trunk Tax (Prepaid)	RDCO Sewer Plant Area	Bylaw #0122 - Dunbarton Road
InterConnect	Booster Station	Monitoring Station	Bylaw #0139 - Applegreen Court/Cameron Road
Reservoir	Lake Station	PRV	Bylaw #993 - Westbank (Westbank Trunk)
BLOWOFF	Reservoir Dam	Water Treatment Plant	Hydrants
FITTING	CAP	CURBSTOP	Bulk Water Station
REDUCER	IRR	METER	Pump Station
CAP	VALVE	ARV	ARV
IRR	CURBSTOP	DRAIN	DRAIN
VALVE	METER	PZCV	PZCV
CURBSTOP	ARV	BLOWOFF	BLOWOFF
METER	DRAIN	FITTING	FITTING
HYDRANT	PZCV	REDUCER	REDUCER
SERVICE	SERVICE	WATERMAIN	CAP
WATERMAIN	WATERMAIN	HYDRANT	IRR
PC-PZ4	PC-PZ1	PC-PZ2	VALVE
PC-PZ8	PC-PZ5	PC-PZ6	HYDRANT
PC-PZ12	PC-PZ9	PC-PZ10	SERVICE
RV-PZ6	RV-PZ1	RV-PZ2	PC-PZ3
RV-PZ10	RV-PZ7	RV-PZ8	PC-PZ7
SS-PZ1	RV-PZ11	RV-PZ12	PC-PZ11
SS-PZ5	SS-PZ2	SS-PZ3	RV-PZ3
WKE-PZ1	SS-PZ6	SS-PZ7	RV-PZ9
WKE-PZ5	WKE-PZ2	WKE-PZ3	RV-PZ13
WKE-PZ9	WKE-PZ6	WKE-PZ7	SS-PZ4
Private System - Casa Loma	WKE-PZ10	Rose Valley Water System	SS-PZ8
	Private System - Jennens		WKE-PZ4
			WKE-PZ8
			Powers Creek Water System

Nearest Schools

Nearby Elementary Schools

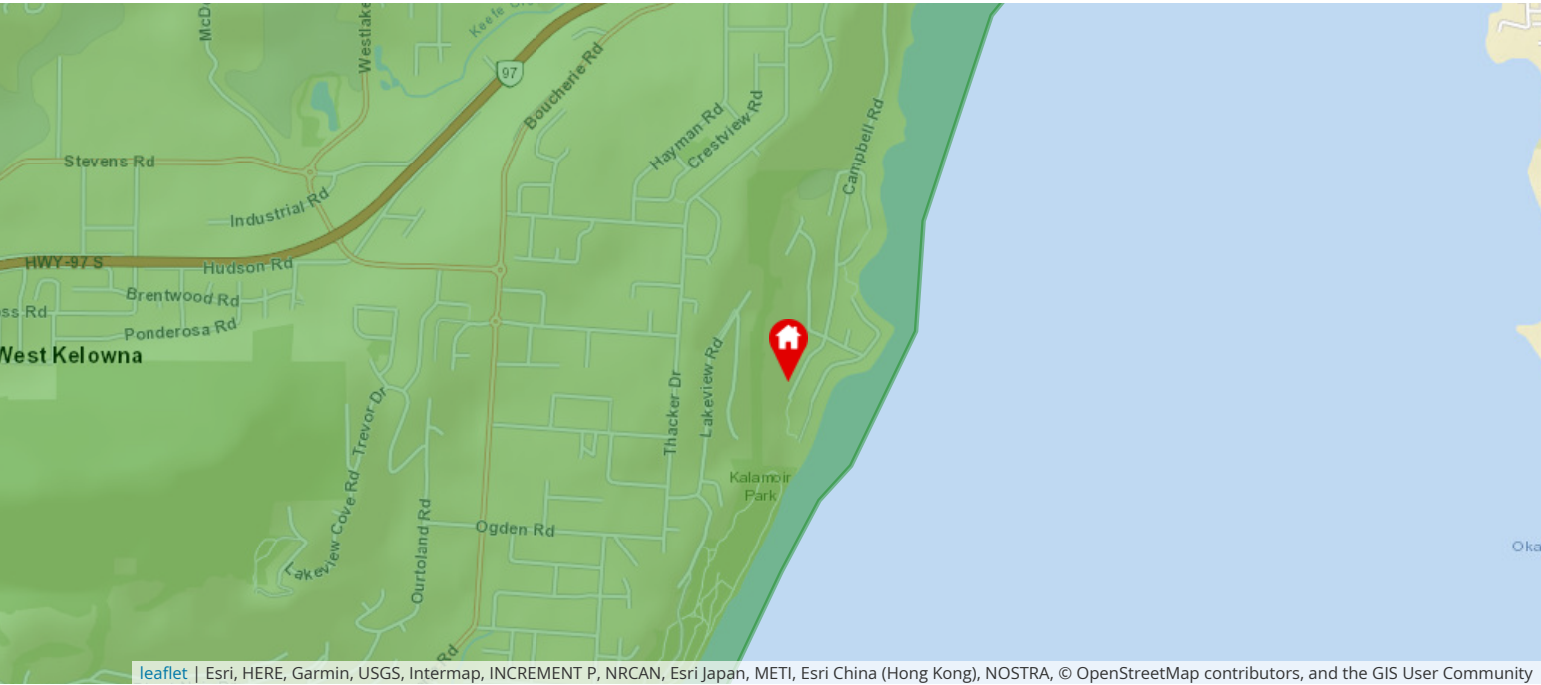


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Hudson Road Elementary** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Hudson Road	K - 5	SD 23	Kelowna		1 hour 5 mins	4.0 km	10 mins	49 mins
B Mar Jok	K - 7	SD 23	West Kelowna		1 hour 27 mins	5.5 km	10 mins	1 hour 1 min
C Rose Valley	K - 5	SD 23	Kelowna		1 hour 50 mins	7.0 km	11 mins	2 hours 15 mins
D Raymer	K - 6	SD 23	Kelowna		1 hour 33 mins	6.9 km	10 mins	1 hour 37 mins
E Chief Tomat Elementary	K - 5	SD 23	Westbank		1 hour 29 mins	6.0 km	13 mins	1 hour 21 mins
F Casorso	K - 6	SD 23	Kelowna		1 hour 56 mins	8.5 km	13 mins	1 hour 50 mins

Nearby Middle Schools

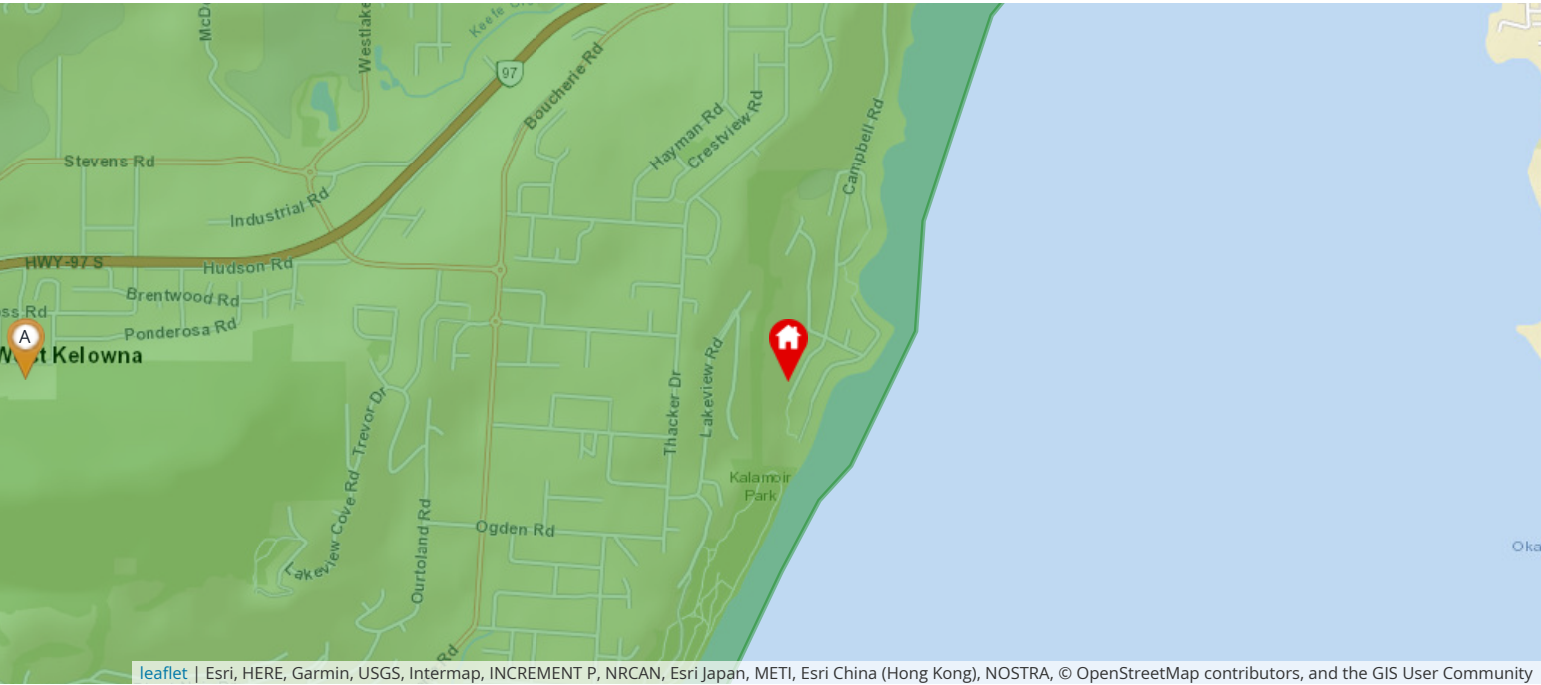


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: **Constable Neil Bruce Middle** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Constable Neil Bruce	6 - 8	SD 23	West Kelowna		1 hour 39 mins	6.5 km	11 mins	1 hour 0 mins
B	KLO Middle	6 - 8	SD 23	Kelowna		1 hour 51 mins	8.2 km	13 mins	1 hour 42 mins
C	Canyon Falls Middle	6 - 8	SD 23	Kelowna		3 hours 30 mins	15.0 km	22 mins	2 hours 14 mins
D	Glenrosa Middle	6 - 8	SD 23	West Kelowna		3 hours 9 mins	13.1 km	19 mins	1 hour 7 mins
E	Springvalley Middle	6 - 8	SD 23	Kelowna		2 hours 34 mins	11.0 km	16 mins	1 hour 45 mins
F	Dr. Knox Middle	6 - 8	SD 23	Kelowna		2 hours 54 mins	12.6 km	17 mins	1 hour 48 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Mount Boucherie Secondary** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Mount Boucherie	9 - 12	SD 23	West Kelowna	AP Program	1 hour 21 mins	5.3 km	11 mins	47 mins
B	Kelowna	10 - 12	SD 23	Kelowna	AP Program	1 hour 46 mins	7.8 km	12 mins	1 hour 45 mins
C	L'Anse-Au-Sable	K - 12	Independent	Kelowna		2 hours 19 mins	10.3 km	15 mins	1 hour 49 mins
D	Immaculata	8 - 12	Independent	Kelowna		2 hours 0 mins	8.8 km	13 mins	1 hour 52 mins
E	Okanagan Mission	9 - 12	SD 23	Kelowna	AP Program	2 hours 47 mins	12.3 km	19 mins	2 hours 7 mins
F	Kelowna Christian	K - 12	Independent	Kelowna		2 hours 11 mins	9.6 km	15 mins	2 hours 6 mins

Walk Score

2776 BENEDICK RD West Kelowna, V1Z 1T9



Car-Dependent

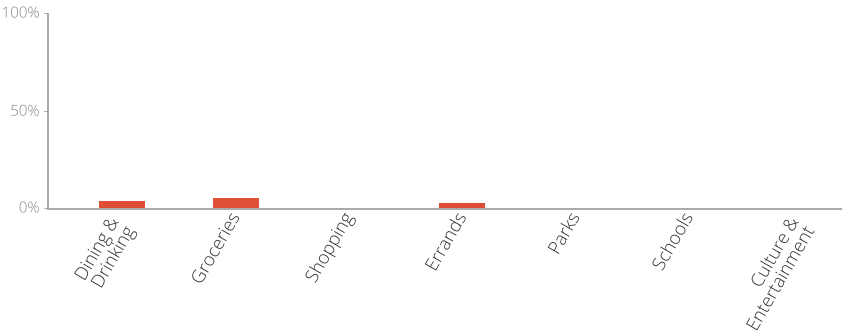
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 2 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

