

PEMBERTON
HOLMES

· ESTABLISHED 1887 ·



611 Maple Mountain Rd



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This charming log home rests on a private hillside with ocean views. The living areas are filled with natural light and a rustic woodstove adorns the open living space, complemented by a cozy sunroom to relax in. Additionally, there's an office area that could easily serve as a third bedroom, adding versatility. Upstairs you find a spacious master suite that leads out to a sunny patio, offering potential for adding an ensuite bathroom. You will also find a second bedroom and large flex space. Step outside to relish the beautifully landscaped grounds and expansive deck, perfect for firing up the barbecue and hosting gatherings, all while basking in the warmth of the southern exposure. A separate double garage and low-maintenance metal roofs complete the picture. Located near amenities in the Cowichan Valley, with convenient access to the ocean, pickleball and tennis courts, a dog park, playground, and scenic hiking trails, all mere moments from your front door



Priced at
\$1,039,900

Area	East Duncan	Age	1980
Bedrooms	2	Taxes	4573
Bathrooms	2	Tax Year	2023
Lot Size	22651	MLS#	951813
Floor Space	1785	Parking	

PAUL TEDRICK

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



(250) 216-6020
paul@paultedrick.ca

23 Queens Road
Duncan, V9L 2W1



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Property Assessment



Paul Tedrick
 Cell: 250-216-6020
 paul@paultedrick.ca
 www.paultedrick.ca



**611 Maple Mountain Rd
 Du East Duncan ~ V9L 5X7**

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 1 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 1,785
Bth 4Pce: 0 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** Crawl Space
Ens 4+Pce: 0 **FP Feat:** Wood Burning
App Incl: Dishwasher, F/S/W/D
Intr Ftrs: Ceiling Fan(s)

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	2-Piece
Dining Room	Main	12'3X10'9
Entrance	Main	16'3X4'0
Family Room	Main	14'4X10'9
Kitchen	Main	10'4X18'2
Laundry	Main	9'11X4'6
Living Room	Main	18'1X17'4
Office	Main	11'8X8'8
Bathroom	Second	3-Piece
Bedroom	Second	14'0X8'9
Bedroom - Primary	Second	18'3X12'2
Bonus Room	Second	9'11X9'7
Other	Second	10'1X8'9
Storage	Second	4'0X5'8
Walk-in Closet	Second	4'0X7'5

Listing Summary

MLS@: 951813 **List Price:** \$1,039,900
Status: Active **Orig Price:** \$1,039,900
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$4,574 **Strata Fee:**
2024 Asmt: \$898,000 **Title:** Freehold

Remarks

This charming log home rests on a private hillside with ocean views. The living areas are filled with natural light and a rustic woodstove adorns the open living space, complemented by a cozy sunroom to relax in. Additionally, there's an office area that could easily serve as a third bedroom, adding versatility. Upstairs you find a spacious master suite that leads out to a sunny patio, offering potential for adding an ensuite bathroom. You will also find a second bedroom and large flex space. Step outside to relish the beautifully landscaped grounds and expansive deck, perfect for firing up the barbecue and hosting gatherings, all while basking in the warmth of the southern exposure. A separate double garage and low-maintenance metal roofs complete the picture. Located near amenities in the Cowichan Valley, with convenient access to the ocean, pickleball and tennis courts, a dog park, playground, and scenic hiking trails, all mere moments from your front door

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,081	704	0	0
Beds	0	0	2	0	0
Baths	0	1	1	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1980 **Lgl NC Use:**
Oth Equ:
Const Mt: Insulation: Ceiling, Log, Wood
Ext Feat: Balcony/Deck, Fencing: Full
Frnt Faces: SW **Bldg Style:** Log Home, West Coast **Cool:** None
Bldg Warr: **Heat:** Baseboard, Electric
EnerGuide Rtg/Dt: **Roof:** Metal
Fndn: Poured Concrete
Accss:

Lot/Strata Information

Lot Size: 22,651sqft / 0.52ac **Dims (w/d):** **Waterfront:**
Prk Type: Driveway, Garage **View:** Mountain(s), Ocean
Water: Municipal **Waste:** Septic System **Services:**
Lot Feat: Hillside, Landscaped, Marina Nearby, No Through Road, Park Setting, Private, Quiet Area, Recreation Nearby, Southern Exposure
Complex: **Prk Tota:** 4 **Rent Alld?:**
SqFt Balc: **StrLots/Cplx:** **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Pets Alld?:**
SqFt Pat: **Suites/Bldg:** **BBQs Alld?:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvls/Suite:** 2
Shrd Am: **Unit Incl:**



Renovations and Highlights

- Logs for the home are from Maple Mountain, the original chain to haul the logs to the home is laying next to the garage.
- The yard is fully fenced.
- Master Bedroom – there is a roughed in area for an ensuite and dressing room / walk in closet.
- Septic field in front of home.

Insulation:

1. Insulation: All old insulation in the attic and in the crawl space was removed. The attic was vacuumed.
 - a. New insulation was installed in the attic.
 - b. New insulation was installed in the crawl space.
 - c. The crawl space was designed to be a “cold” zone removing out the floor heater that had been used to heat the space.

Structural and Supports:

2. Additional supports for the building were installed under the house and a barrier was laid down.
3. A large beam was installed along the front of the house to support the “sunroom”. Previously the sunroom had been only supported as a porch.
4. On the front deck it was decided to slightly expand the front deck with the installation of glass panels and the pergola structure.

Doors, Windows, and Framing:

5. Front door and French doors were custom made and fitted.
6. All windows except for the laundry room window have been replaced.
7. All window frames inside and out have been replaced.

Kitchen:

8. The kitchen was gutted. New tile, paint, cupboards, paint, and appliances.
9. Wall between the kitchen and the living room was moved back a foot and a half to enhance and provide a more welcoming entrance to the living room.
10. Tiled the kitchen wall.
11. Electrical panel cover installed by licensed electrician.

Electrical: All work done by a licensed electrician.

12. All new electrical in the kitchen and sunroom. All new electrical sockets, faceplates replaced.
13. All base board heaters were removed from the house and wall heaters installed.
14. A new electrical panel was installed for the house and another one in the garage.

15. Three-way exterior motion sensor lights installed on the garage.
16. All new light fixtures were installed in the house.

Bathrooms and Laundry Rooms:

17. Two-piece bath – new toilet, flooring, tile, sink and paint.
18. Laundry room – new appliance, sink installed, hot water heater.
19. The ½ bath off the master was removed. It was a huge soaker tub installed on a pedestal with carpet on the floor. It has been leveled, re-drywalled.
20. We removed the cork flooring on the main bath upstairs, installed new tile, removed the tub that was slanted backwards and installed the shower, painted.

Septic:

21. Repairs to the septic were completed with new ports and access panel installed.

Sunroom and Living Room:

22. The living room “picture window” was replaced and re-designed.
23. The arches between the living room and the sunroom and the entrance to the living room from the hall were “arched” with cedar.
24. Removed and replaced the mantel around the fireplace. Custom made.
25. Removed the tile in front of the fireplace and re-tiled.

Paint:

26. Paint as appropriate, bathrooms, kitchen, spare room, office space upstairs, master bedroom.
Electrical:
27. Shingles installed on the exterior of the house and garage have been stained both sides to prevent cupping and ensure longevity. See Exterior.

Garage:

28. The garage has a new gutter.
29. The fascia on the garage was replaced with cedar.
30. The garage has been painted.
31. New large light fixture on the front of the garage. Three-way light system, motion sensor installed.

Master:

32. Replace the sliding door on the master.
33. The upstairs deck was re-built, the railing removed and replaced with glass and metal and the deck coating put on.
34. The overhang of the roof over the sunroom was replaced.

Exterior:

35. The woodshed was built
36. The gate and fence at the entrance to the yard were replaced – cedar and painted.

TITLE SEARCH PRINT

2024-01-24, 14:12:11

File Reference:

Requestor: Paul Tedrick

Declared Value \$485000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District

VICTORIA

Land Title Office

VICTORIA

Title Number

CA5286443

From Title Number

EL75808

Application Received

2016-06-24

Application Entered

2016-07-04

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

[REDACTED]

[REDACTED]

611 MAPLE MOUNTAIN ROAD

DUNCAN, BC

V9L 5X7

AS JOINT TENANTS

Taxation Authority

North Cowichan, The Corporation of the District of

Description of Land

Parcel Identifier:

001-762-621

Legal Description:

LOT B, SECTION 10, RANGE 6, COMIAKEN DISTRICT, PLAN 28551

Legal Notations

HERETO IS ANNEXED EASEMENT E67495 OVER LOT C (PART) PLAN 28551

Charges, Liens and Interests

Nature:

EXCEPTIONS AND RESERVATIONS

Registration Number:

M76300

Registered Owner:

ESQUIMALT AND NANAIMO RAILWAY COMPANY

Remarks:

INTER ALIA

A.F.B. 9.693.7434A

93222G

SECTION 172(3)

FOR ACTUAL DATE AND TIME OF REGISTRATION SEE

ORIGINAL GRANT FROM E & N RAILWAY COMPANY

TITLE SEARCH PRINT

2024-01-24, 14:12:11
Requestor: Paul Tedrick

File Reference:

Declared Value \$485000

Nature:	EASEMENT
Registration Number:	E65496
Registration Date and Time:	1976-07-20 10:10
Remarks:	APPURTENANT TO LOT C, PLAN 28551

Nature:	MORTGAGE
Registration Number:	CB579567
Registration Date and Time:	2023-04-25 08:18
Registered Owner:	INVESTORS GROUP TRUST CO. LTD. INCORPORATION NO. A33060

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2024-01-24, 14:12:11

File Reference:

Requestor: Paul Tedrick

PARCEL IDENTIFIER (PID): 001-762-621

SHORT LEGAL DESCRIPTION:S/28551////B

MARG:

TAXATION AUTHORITY:

1 North Cowichan, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

LOT B, SECTION 10, RANGE 6, COMIAKEN DISTRICT, PLAN 28551

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VIP28551

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

RESIDENTIAL

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

“The attached Property Disclosure Statement dated (date)
is incorporated into and forms part of this contract.”

ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the seller by establishing that all relevant information concerning the premises has been provided to the buyer. It is important that the seller not answer “do not know” or “does not apply” if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

BUYER MUST STILL MAKE THE BUYER’S OWN INQUIRIES

The buyer must still make the buyer’s own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the seller’s knowledge of the premises may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector or other professional to examine the premises and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the Property Disclosure Statement or on an inspection report.

FOUR IMPORTANT CONSIDERATIONS

1. The seller is legally responsible for the accuracy of the information which appears on the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the premises. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer’s own inquiries concerning the premises in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a Property Disclosure Statement should take care to see that the seller understands each question and that the seller’s answer is complete. It is recommended that the seller complete the Property Disclosure Statement in the seller’s own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.



Date of disclosure: January 26 2024

The following is a statement made by the Seller concerning the premises located at:

ADDRESS: 611 Maple Mountain Rd Duncan

V9L 5X7 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<i>PHM</i>		
B. Are you aware of any existing tenancies, written or oral?		<i>PHM</i>		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<i>PHM</i>		
D. Is there a survey certificate available?			<i>PHM</i>	
E. Are you aware of any current or pending local improvement levies/charges?		<i>PHM</i>		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		<i>PHM</i>		

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?				<i>PHM</i>
(ii) Have you applied for a water licence and are awaiting response?				<i>PHM</i>
C. Are you aware of any problems with the water system?		<i>PHM</i>		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?				<i>PHM</i>

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BUYER'S INITIALS

<i>PHM</i>	<i>PHM</i>	<i>PHM</i>
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 611 Maple Mountain Rd Duncan

V9L 5X7

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?			<i>KNM.</i>	
F. Indicate the sanitary sewer system the Premises are connected to: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		<i>KNM</i>		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				<i>KNM.</i>
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				<i>KNM.</i>

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	<i>KNM.</i>			
B. To the best of your knowledge, is the ceiling insulated?	<i>KNM.</i>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<i>KNM.</i>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			<i>KNM.</i>	
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT certified inspector?			<i>KNM.</i>	
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		<i>KNM.</i>		
G. Are you aware of any structural problems with any of the buildings?		<i>KNM.</i>		
H. Are you aware of any additions or alterations made in the last 60 days?		<i>KNM.</i>		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		<i>KNM.</i>		
J. Are you aware of any problems with the heating and/or central air conditioning system?		<i>KNM.</i>		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<i>KNM.</i>		
L. Are you aware of any damage due to wind, fire or water?		<i>KNM.</i>		

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BUYER'S INITIALS

<i>KNM.</i>	<i>KNM.</i>	<i>KNM.</i>
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 611 Maple Mountain Rd Duncan

V9L 5X7

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>20</u> years) <u>METAL ROOF</u>		<i>K.M.</i>		
N. Are you aware of any problems with the electrical or gas system?		<i>K.M.</i>		
O. Are you aware of any problems with the plumbing system?		<i>K.M.</i>		
P. Are you aware of any problems with the swimming pool and/or hot tub?				<i>K.M.</i>
Q. Do the Premises contain unauthorized accommodation?		<i>K.M.</i>		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<i>K.M.</i>		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		<i>K.M.</i>		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		<i>K.M.</i>		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)		<i>K.M.</i>		
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		<i>K.M.</i>		
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		<i>K.M.</i>		

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		<i>K.M.</i>		
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		<i>K.M.</i>		

BUYER'S INITIALS

SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 611 Maple Mountain Rd Duncan

V9L 5X7

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		<i>Handwritten mark</i>		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?		<i>Handwritten mark</i>		

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

Handwritten signature
SELLER(S) Valerie Kathleen Cornish Marven

Handwritten signature
SELLER(S) John Avarod Marven

SELLER(S)

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr _____.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.

The Buyer acknowledges that all measurements are approximate.

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).



Main Floor
1081 SQ FT
 Ceiling Height 6'10" to 7'10"



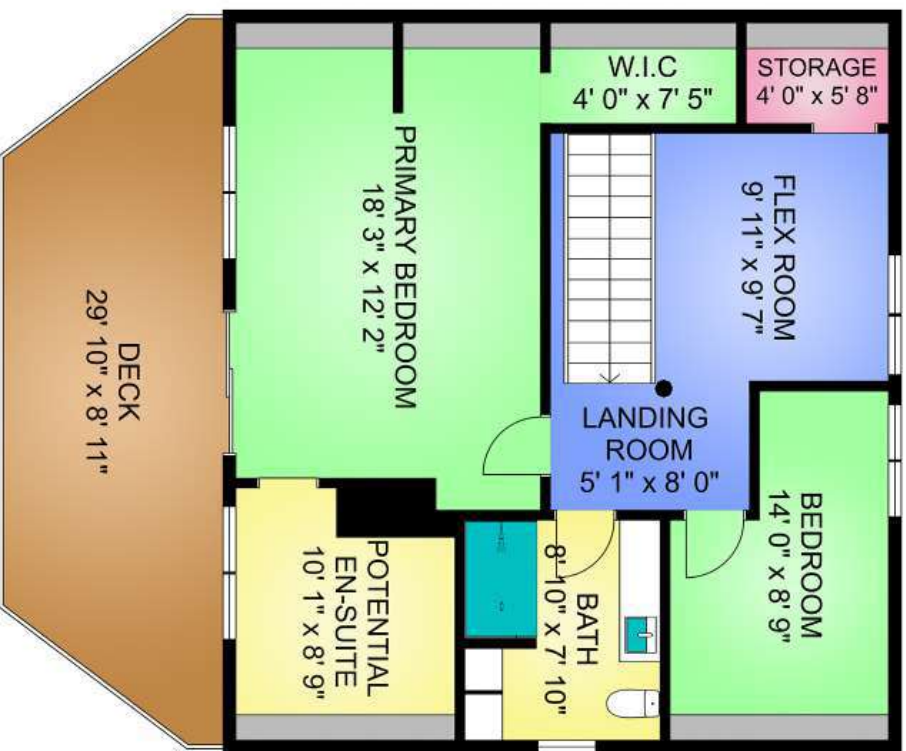
611 MAPLE MOUNTAIN RD							
FLOOR	FINISHED	PATIO	PORCH	DECK	SHED	GARAGE	TOTAL
MAIN	1081	198	37	300	98	366	2080
UPPER	704	0	0	218	0	0	922
TOTAL	1785	198	37	518	98	366	3002

PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.
 FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF

Paul Tedrick



Upper Floor
704 SQ FT
 Ceiling Height 4' 1" to 7'9"



611 MAPLE MOUNTAIN RD									
FLOOR	FINISHED	PATIO	PORCH	DECK	SHED	GARAGE	TOTAL		
MAIN	1081	198	37	300	98	366	2080		
UPPER	704	0	0	218	0	0	922		
TOTAL	1785	198	37	518	98	366	3002		

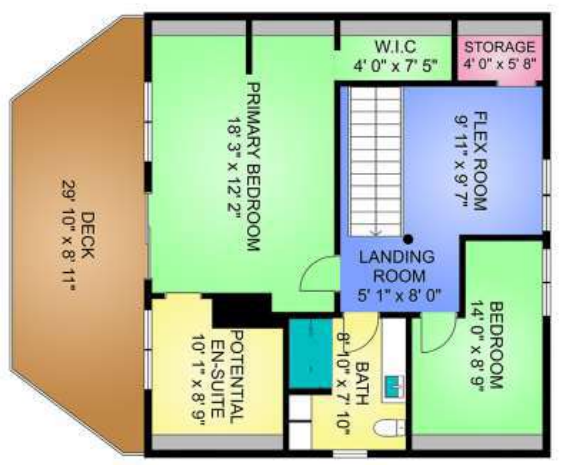
PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.
 FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF

Paul Tedrick





Main Floor
1081 SQ FT
 Ceiling Height 6'10" to 7'10"



Upper Floor
704 SQ FT
 Ceiling Height 4'1" to 7'9"

611 MAPLE MOUNTAIN RD							
FLOOR	FINISHED	PATIO	PORCH	DECK	SHED	GARAGE	TOTAL
MAIN	1081	198	37	300	98	366	2080
UPPER	704	0	0	218	0	0	922
TOTAL	1785	198	37	518	98	366	3002

PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.
 FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF

Paul Tedrick





PROPERTY REPORT

611 MAPLE MOUNTAIN RD

North Cowichan

V9L 5X7

Canada

PID: 001-762-621

JANUARY 24, 2024

PAUL TEDRICK
Pemberton Holmes Ltd. (Dun)
DUNCAN
P: +1250-216-6020
paul@paultedrick.ca
www.paultedrick.ca

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

Summary Sheet

611 MAPLE MOUNTAIN RD North Cowichan BC V

PID	001-762-621
Legal Description	LOT B, SECTION 10, RANGE 6, COMIAKEN DISTRICT, PLAN 28551
Plan	VIP28551
Zoning	R1 - Residential Rural Zone
Community Plan(s)	not in ALR



Year Built	1978	Structure	SINGLE FAMILY DWELLING
Lot Size	23044.30 ft ²	Bedrooms	2
Bathrooms	2	Dimensions	-
Max Elev.	91.54 m	Min Elev.	64.68 m
Floor Area	1754 Ft ²	Walk Score	error
Transit Score	error	Annual Taxes	-

ASSESSMENT				APPRECIATION			
	2022	%	2023		Date	(\$)	% Growth
Building	\$389,000	↑ 7.71	\$419,000	Assessment	2023	\$890,000	↑ 83.51
Land	\$419,000	↑ 12.41	\$471,000	Sales History	24/06/2016	\$485,000	↑ 144.95
Total	\$808,000	↑ 10.15	\$890,000		27/06/1997	\$198,000	↑ 84.08
					12/11/1985	\$107,560	-

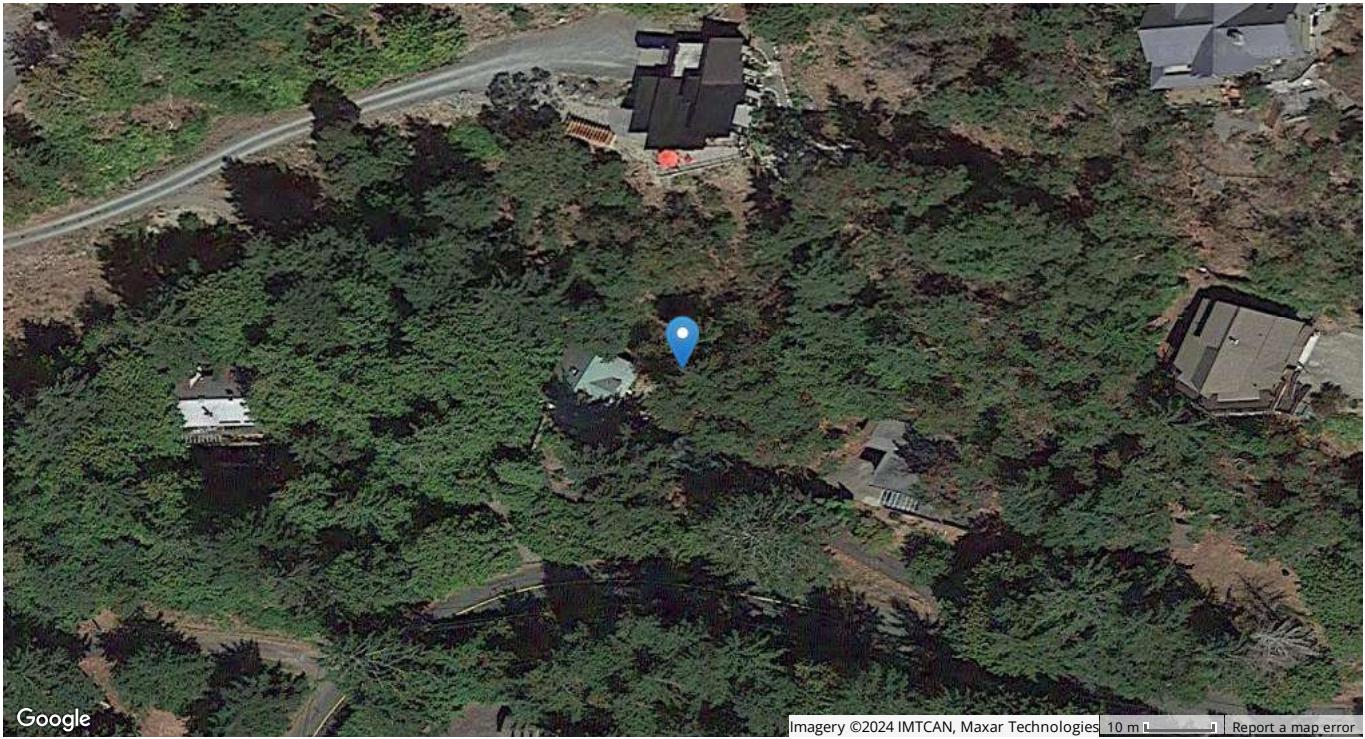
RECENT MLS® HISTORY				
	Status (Date)	DOM	LP/SP	Firm
149935	Sold 27/06/1997	63	\$220,000 / \$198,000	Osborne Realty
726130	Sold 24/06/2016	24	\$499,900 / \$485,000	Macdonald Realty (Pkvl)

DEVELOPMENT APPLICATIONS		SCHOOL DISTRICT		
-		Nearest Elementary	Nearest Secondary	
		Nearest School	Maple Bay	Quamichan
		School District	SD 79	SD 79
		Grades	K - 6	8 - 9

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.

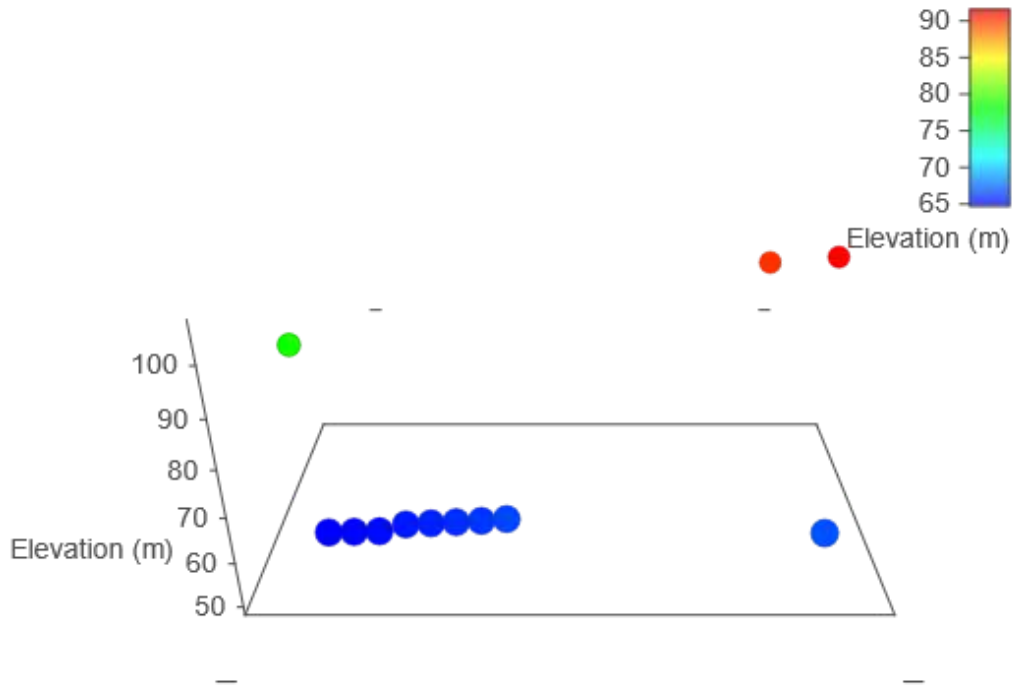
Google Views



Estimated Lot Dimensions and Topography



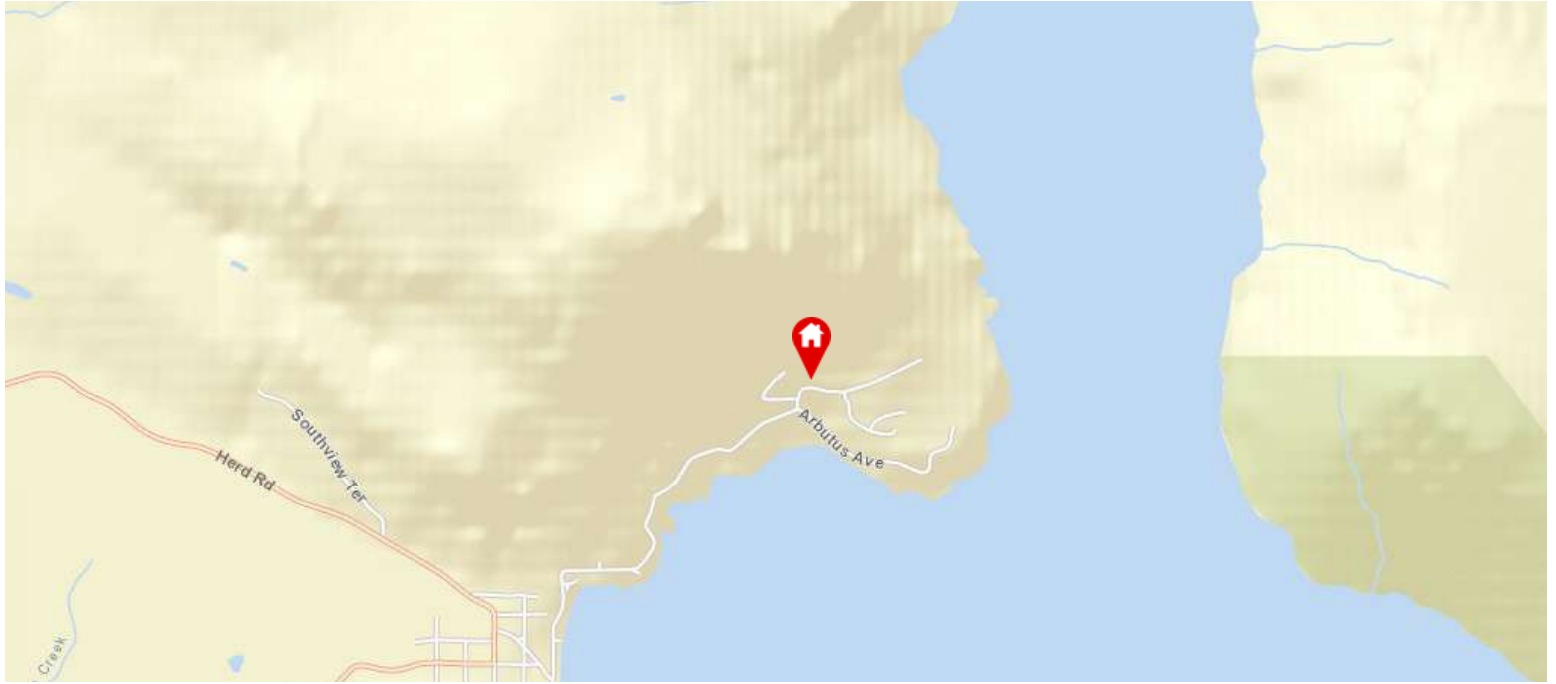
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 91.54 m | Min Elevation: 64.68 m | Difference: 26.86 m

Nearest Schools

Nearby Elementary Schools



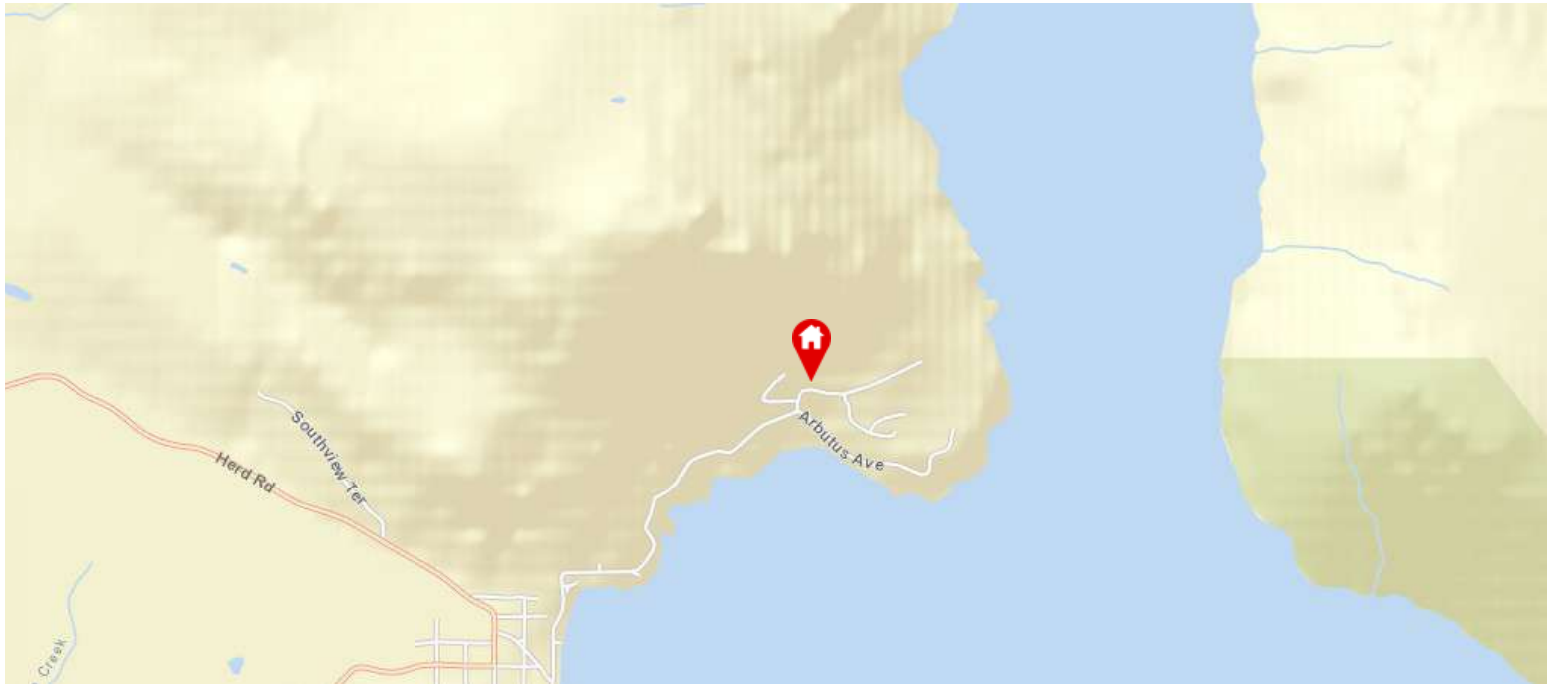
Legend:  Subject Property  Catchment School  Other Schools

School District: Cowichan Valley (79)

Contact Information

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Maple Bay	K - 6	SD 79	Duncan		1 hour 16 mins	5.3 km	9 mins	37 mins
B	Crofton	K - 7	SD 79	Crofton		2 hours 12 mins	9.5 km	12 mins	2 hours 31 mins
C	Queen Of Angels	K - 9	Independent	Duncan		1 hour 55 mins	8.3 km	11 mins	53 mins
D	Alex Aitken	K - 7	SD 79	Duncan		2 hours 24 mins	10.5 km	14 mins	1 hour 26 mins
E	Alexander	K - 7	SD 79	Duncan		2 hours 22 mins	10.2 km	13 mins	1 hour 3 mins
F	Duncan Christian	K - 12	Independent	Duncan		2 hours 16 mins	9.8 km	13 mins	55 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

School District: Cowichan Valley (79)

Contact Information

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Quamichan	8 - 9	SD 79	Duncan		2 hours 26 mins	10.5 km	14 mins	1 hour 11 mins
B	Duncan Christian	K - 12	Independent	Duncan		2 hours 16 mins	9.8 km	13 mins	55 mins
C	Cowichan	10 - 12	SD 79	Duncan	AP Program	2 hours 28 mins	10.7 km	15 mins	1 hour 6 mins
D	Queen Margaret's	K - 12	Independent	Duncan	AP Program	2 hours 53 mins	12.4 km	19 mins	1 hour 40 mins
E	Chemainus	7 - 12	SD 79	Chemainus		4 hours 43 mins	20.6 km	26 mins	2 hours 58 mins
F	Frances Kelsey	8 - 12	SD 79	Mill Bay		6 hours 13 mins	27.2 km	29 mins	2 hours 46 mins

Groundwater Wells & Aquifers



i 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

Property Information

General Property Information

Civic Address: 611 MAPLE MOUNTAIN RD
Folio: 09407-000
LTO Number: CA5286443
PID: 001-762-621
MHR Number:
Status: Active
Property No: 108364
Legal: LOT B SECTION 10 RANGE 6 COMIAKEN PLAN
 28551

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0141	1 1/2 STY SFD-AFTER'60-MOD STD
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	MAPLE BAY	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	GREEN A	GREEN A SCHEDULE
ZONING	R1	RESIDENTIAL RURAL ZONE

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2024		Reg	0.00	1	495,000	403,000	898,000	898,000
2023	May 10, 2023	Reg	4,573.52	1	471,000	419,000	890,000	890,000
2022	May 05, 2022	Reg	4,777.97	1	419,000	389,000	808,000	808,000

Residential Rural Zone (R1)

Permitted Uses

- 56 (1) The permitted uses for the R1 zone are as follows:
- Agriculture
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Home-based Business
 - Modular Home
 - Single-Family Dwelling
 - Supportive Housing
 - Temporary Mobile Home (subject to the Temporary Mobile Home Permit Bylaw)
 - Two-Family Dwelling [BL3302, BL3367, BL3754]

Minimum Lot Size

- (2) The minimum permitted lot size for the R1 zone is 1,675 m² (18,029 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage for the R1 zone is 30.0 m (98.43').

Density

- (4) The maximum permitted density for the R1 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
 - (b) Despite the foregoing, the placement of a Temporary Mobile Home may also be permitted on lots 0.81 ha (two acres), or larger, subject to the Temporary Mobile Home Permit Bylaw. [BL3754]
 - (c) The maximum permitted floor space ratio for the R1 zone is 0.5:1. [BL3383]
 - (d) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 9272 Cottonwood Road (PID: 006-038-000). [BL3642]
 - (e) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 1217 Barnes Road (PID: 003-134-814). [BL3666]
 - (f) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 6343 Wicks Road (PID: 003-145-603). [BL3731]
 - (g) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 10097 Chemainus Road (PID: 018-858-651). [BL3732]
 - (h) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 2372 Regina Drive (PID 000-368-393). [BL3760]
 - (i) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 1038 Herd Road (PID: 023-168-501). [BL3766]
 - (j) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on Lot 7 Wellburn Place (PID: 031-028-314). [BL3809]
 - (k) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 9376 Cottonwood Road (PID: 004-156-676). [BL3815]

- (l) Despite section 56 (4)(a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 6353 Genoa Bay Road (PID: 001-165-283) [BL3847]
- (m) Despite section 56 (4)(a) a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 8921 Chemainus Road (PID: 029-612-829) [BL3852]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the R1 zone is 30% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R1 zone are as follows:
 - (a) Principal Buildings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 3.0 m (9.84')
- (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03'). [BL3150]

Maximum Building Height

- (7) The maximum permitted building heights for the R1 zone are as follows:
 - (a) Principal Buildings, 9.0 m (29.53')
 - (b) Accessory Buildings, 5.0 m (16.40')

Conditions of Use

- (8) The conditions of use for the R1 zone are as follows:
 - (a) [Repealed. BL3891]
 - (b) [Repealed. BL3891]
 - (c) [Repealed. BL3891]
 - (d) Bed and breakfast uses may have no more than six sleeping units.
 - (e) [Repealed. 3758]
 - (f) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that the number of residents does not exceed ten, including resident staff,
 - (ii) the use is within a single-family dwelling unit only,
 - (iii) valid health permits for septic systems or on-site wastewater treatment systems are obtained, where no municipal sewer is available. [BL3302]
 - (g) Limited farm sale of agricultural products may be sold directly to the public provided that:
 - (i) a minimum of 50% of the agricultural products offered for sale are produced on the land;
 - (ii) the covered retail sales area does not exceed 100 m² (1076.4 sq. ft.); and
 - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
 - (h) [Repealed. BL3367]

611 MAPLE MOUNTAIN RD DUNCAN V9L 5X7

Area-Jurisdiction-Roll: 04-315-09407.000



04-315-09407000 11/05/2015

Total value \$898,000

2024 assessment as of July 1, 2023

Land \$495,000

Buildings \$403,000

Previous year value \$890,000

Land \$471,000

Buildings \$419,000

Property information

Year built 1978

Description 1.5 STY SFD - After 1960 - Standard

Bedrooms 2

Baths 2

Carports

Garages C

Land size .52 Acres

First floor area 1,164

Second floor area 590

Basement finish area

Strata area

Building storeys 2

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

LOT B, PLAN VIP28551, SECTION 10, RANGE 6, COMIAKEN LAND DISTRICT

PID: 001-762-621

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



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Public Records Full Property Report

Property Identification & Legal Description

Address: 611 MAPLE MOUNTAIN RD DUNCAN BC V9L 5X7
Jurisdiction: District of North Cowichan
Roll No: 9407000
PID No: 001-762-621
Neighbourhood: Maple Bay
Assessment Area: 4
MHR No:
Legal Unique ID: A00000QLJ9
Legal Description: LOT B, PLAN VIP28551, SECTION 10, RANGE 6, COMIAKEN LAND DISTRICT

Municipal Taxes

Gross Taxes:

2023 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$471,000	\$419,000	\$890,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$471,000	\$419,000	\$890,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$471,000	\$419,000	\$890,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$471,000	\$419,000	\$890,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$471,000	\$419,000	\$890,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$0	\$0	\$0
Exempt Value:	\$0	\$0	\$0
Net Value:	\$0	\$0	\$0

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2016-06-24	\$485,000	CA5286443	Improved Single Property Transaction
1997-06-27	\$198,000	EL75808	Improved Single Property Transaction
1985-11-12	\$107,560	P93885	Improved Single Property Transaction

Other Property Information

Lot SqFt: 22,651	Lot Width:
Lot Acres: 0.52	Lot Depth:
Tenure: Crown-Granted	Actual Use: Single Family Dwelling
School District: Cowichan Valley	Manual Class: 1.5 STY SFD - After 1960 - Standard
Vacant Flag: No	Reg District: Cowichan Valley
BC Transit Flag: No	Reg Hosp Dist: Cowichan Valley
Farm No:	Mgd Forest No:
DB Last Modified: 2023-03-23	Rec Last Modified: 2023-03-23

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2022	\$808,000	\$4,778
2021	\$648,000	\$4,878
2020	\$568,000	\$4,501
2019	\$528,000	\$4,267
2018	\$478,000	\$4,170
2017	\$423,000	\$4,009
2016	\$352,000	\$3,601
2015	\$333,000	
2014	\$344,000	
2013	\$388,000	
2012	\$421,000	
2011	\$421,000	

The information and documentation included in this package was gathered from assumed reliable sources, but should not be relied upon without further independent investigation and verification.



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