

# 116-3248 SHERMAN RD

## Duncan, BC

The information contained has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any and all information of special interest should be verified and obtained through independent verification.



**AB** **ADAM BALL**  
REAL ESTATE PROFESSIONAL

**REMAX**  
Island Properties

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Office: 250.748.7200  
Email: [adam@adamballrealty.ca](mailto:adam@adamballrealty.ca)

[www.adamballrealty.ca](http://www.adamballrealty.ca)

472 Trans-Canada Hwy, Duncan, BC V9L 3R6





**Floor Space:** 1,096 sq ft  
**Bedrooms:** 2  
**Bathrooms:** 3  
**Strata:** \$382/month  
**MLS#** 1021601

## 116-3248 SHERMAN RD Duncan, BC

Welcome to **Moonlight Ridge** - where you get **TWO ensuites & TWO parking spots!** Quietly situated towards the rear of the development this beautifully designed & energy efficient near new 2 bed, 3 bath home is clean, tidy & move in ready.

Conveniently located within walking distance to transit, trails, parks, grocery store, eateries, schools, shopping & downtown. This home offers an attractive lifestyle for families or those looking to simplify. The inviting main floor features modern colours & finishes, gorgeous flooring, crown moulding, stylish kitchen w/island, quartz, SS appliances, dining area, 2pc guest bath, storage & access to a private west facing back patio.

Upstairs you will find the laundry & two sizeable bedrooms, both with ample closet space & stunning ensuite bathrooms (it's like having two primary bedrooms). Making this an ideal & attractive layout for families, roommates or investors. HRV system, 1 dog or 2 cats allowed, rentals allowed, no age restrictions, quartz counters throughout, heated/lit crawl space for storage, remaining New Home Warranty & more.

# 116-3248 SHERMAN RD

Duncan, BC

## Property Notes

Built in 2022 - still under home warranty

Two ensuites

Two parking spots

1 dog or 2 cats

Walking distance to Country Grocer, shops, restaurants, schools, sports fields, trails and more

Heated crawlspace

HRV System

Rentals allowed

West facing patio for sunsets

# 116-3248 SHERMAN RD

## Duncan, BC



Area (Sq.Ft.)	Finished	UnFin.	Total
Main Level	540	0	540
Upper Level	556	0	556
Total	1,096	0	1,096



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**116-3248 SHERMAN RD DUNCAN V9L 4B4**

Area-Jurisdiction-Roll: 04-315-00825.004



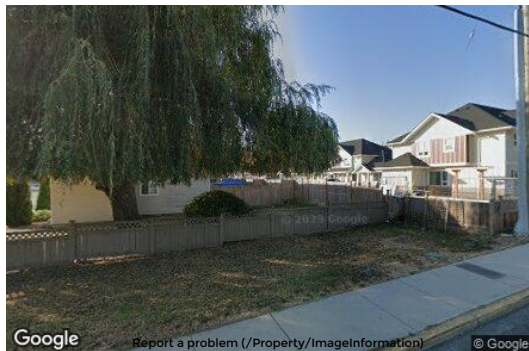
Favourite



Compare



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**Total value**

**\$481,000**

2025 assessment as of July 1, 2024

Previous year value

\$510,000

Questions about this property assessment? Visit our Property assessment FAQ (<https://info.bcassessment.ca/faq>) or Contact us (</property/contact>) if you have questions.

Visit our BC Assessment interactive market trends maps (<https://experience.arcgis.com/experience/ce75e6c369c44f16861280d16ca0c618>) for assessed value changes in your area, and our Property tax page (<https://info.bcassessment.ca/propertytax>) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services (<https://info.bcassessment.ca/services-and-products/Pages/Buy-and-Exchange-Data.aspx>)

**Property information**

Are the property details correct?	
Year built	2022
Description	Strata Townhouse
Bedrooms	2
Baths	3
Carports	
Garages	
Land size	
First floor area	

**Legal description and parcel ID**

STRATA LOT 4, BLOCK 2, PLAN EPS7967, SECTION 20, RANGE 4, QUAMICHAN LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V  
PID: 031-786-871

**Sales history (last 3 full calendar years)**

Oct 21, 2022	\$384,350
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Second floor area	
Basement finish area	
Strata area	1,052
Building storeys	2
Gross leasable area	
Net leasable area	
No.of apartment units	

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**Manufactured home**

Width

Length

Total area

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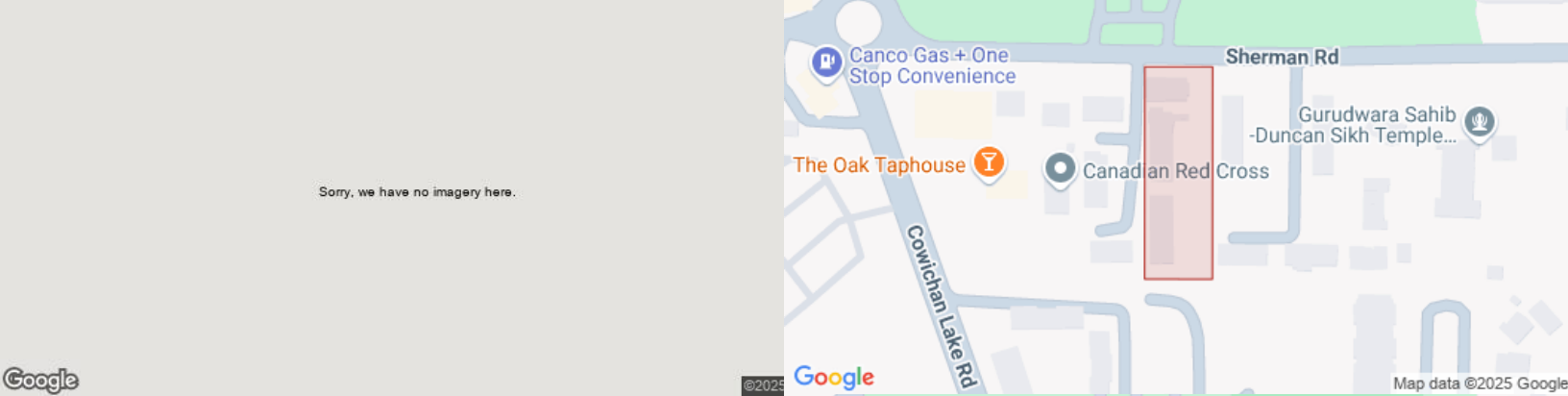
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**ADAM BALL**  
 Re/Max Island Properties  
 DUNCAN  
 P: +1250-732-1863  
 adam@adamballrealty.ca  
 www.adamballrealty.ca



GOOD MOVE.



# 116-3248 SHERMAN RD North Cowichan BC V9L 4B4

<b>PID</b>	031-786-871	<b>Legal Description</b>	STRATA LOT 4 BLOCK 2 SECTION 20 RANGE 4 QUAMICHAN DISTRICT STRATA PLAN EPS7967 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V				
<b>Zoning</b>	CD10 - Urban Medium Density Comprehensive Development Zone	<b>Plan</b>	EPS7967				
		<b>Community Plans(s)</b>	not in ALR				
<b>Floor Area</b>	1052 Ft <sup>2</sup>	<b>Max Elevation</b>	51.96 m	<b>Year Built</b>	2022	<b>Transit Score</b>	-
<b>Lot Size</b>	-	<b>Min Elevation</b>	50.21 m	<b>Bedrooms</b>	2	<b>Walk Score</b>	60 / Somewhat Walkable
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$3,184.00	<b>Bathrooms</b>	3	<b>Structure</b>	ROW HOUSING (SINGLE UNIT OWNERSHIP)

## MLS HISTORY

MLS history not available

## APPRECIATION

	Date	(\$)	% Change
Assessment	2025	\$481,000	29.72 %
Sales History	21/10/2022	\$370,800	

## ASSESSMENT

	2024	2025	% Change
Building	\$127,000	\$120,000	-5.51 %
Land	\$383,000	\$361,000	-5.74 %
Total	\$510,000	\$481,000	-5.69 %

## Market Rent powered by OFFERLAND

	Date	Minimum	Maximum
Market Rent Estimate	16/07/2025	\$2,300	\$2,450

## DEVELOPMENT APPLICATIONS

No records found for this parcel

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

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

The requested index search results are displayed below.



2025-01-13 09:01:25

### **Index Search Results**

Requestor: Linda Foy

File Reference: ball-sherman

6 search results found

### **Strata Plan General Index for Strata Plan Number eps7967**

<b>Document Number</b>	<b>Type/Remarks</b>	<b>Date Received</b>	<b>Pages</b>	<b>Status</b>
CB1536850	STRATA PLAN BY-LAWS	2024-08-19	2	Found.
CB555453	MAILING ADDRESS	2023-04-06	2	Found.
CB227651	UNIT ENTITLEMENT	2022-09-16	3	Found.
CB227652	VOTING RIGHTS	2022-09-16	2	Found.
CB227653	MAILING ADDRESS	2022-09-16	2	Found.
CB227654	STRATA PLAN BY-LAWS	2022-09-16	23	Found.

**STRATA PLAN OF LOT A SECTION 20 RANGE 4  
QUAMICHAN DISTRICT PLAN EPP114438**

SHEET 1 OF 14 SHEETS

**STRATA PLAN EPS7967**

BCGS 92B.072

SCALE 1 : 500



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT ( B SIZE) WHEN PLOTTED AT A SCALE OF 1:500

**NOTES:**

All distances are in metres unless otherwise noted.  
All angles are 45° or 90° unless otherwise noted.  
Offsets to property line are perpendicular thereto and are measured to the exterior building face at main floor.  
Upper vertical extent of Limited Common Property (crawl space) is to the centreline of ceiling.  
Limited common property (parking and patio) has no upper vertical extent.  
The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.

**CIVIC ADDRESS:**

3248 SHERMAN ROAD, NORTH COWICHAN, B.C.

**STRATA LOT BOUNDARIES ARE DEFINED AS FOLLOWS:**

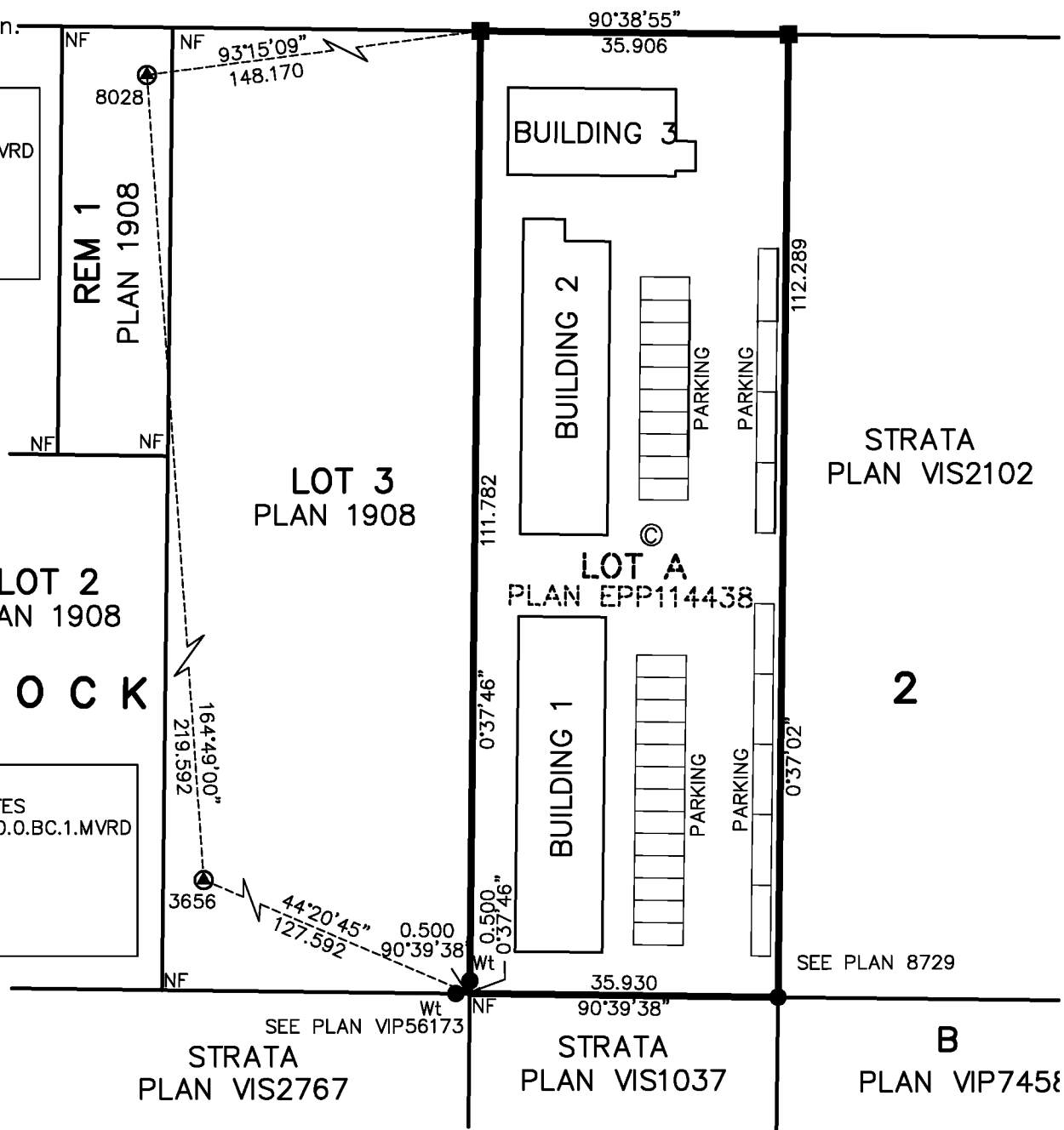
Centreline of exterior wall, party walls, floors and ceilings.

The buildings included in this strata plan have not been previously occupied.

MON 8028  
UTM ZONE 10 COORDINATES  
DATUM: NAD83(CSRS) 4.0.0.BC.1.MVRD  
NORTHING: 5404607.780  
EASTING: 445935.009  
ESTIMATE ABSOLUTE  
ACCURACY: 0.04



MON 3656  
UTM ZONE 10 COORDINATES  
DATUM: NAD83(CSRS) 4.0.0.BC.1.MVRD  
NORTHING: 5404395.932  
EASTING: 445992.501  
ESTIMATE ABSOLUTE  
ACCURACY: 0.05



**LEGEND:**

SYMBOLS	DESCRIPTION
FOUND	PLACED
⊙	control monument
■	lead plug
●	standard iron post
⊙	denotes common property
SL	denotes strata lot
④	denotes limited common property for strata lot 4 (typical)
A	denotes area
CL	denotes centre line
PT	denotes part
NF	denotes not found
TA	denotes total area
Wt	denotes witness

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON 4TH DAY OF SEPT., 2021. RICHARD S FU, BCLS 767

**INTEGRATED SURVEY AREA No. 10  
(THE CORPORATION OF DISTRICT OF NORTH COWICHAN),  
NAD83 (CSRS) 4.0.1.BC.1.MVRD**

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 8028 AND 3656 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 8028 AND 3656

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99962975 WHICH HAS BEEN DERIVED FROM MONUMENTS 8028 AND 3656

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNERS

SOME SYMBOLS AND LINES MAY BE EXAGGERATED FOR CLARITY.

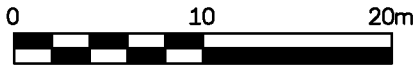
**Richard Fu**  
LAND SURVEYING INC.  
3817 McKAY PLACE  
RICHMOND BC V6X 3R6  
TEL: 604-313-2883  
FILE: 2108-002

THIS PLAN LIES WITHIN THE COWICHAN VALLEY REGIONAL DISTRICT-MUNICIPALITY OF NORTH COWICHAN

# BUILDINGS LOCATION BUILDINGS 1, 2 AND 3

## STRATA PLAN EPS7967

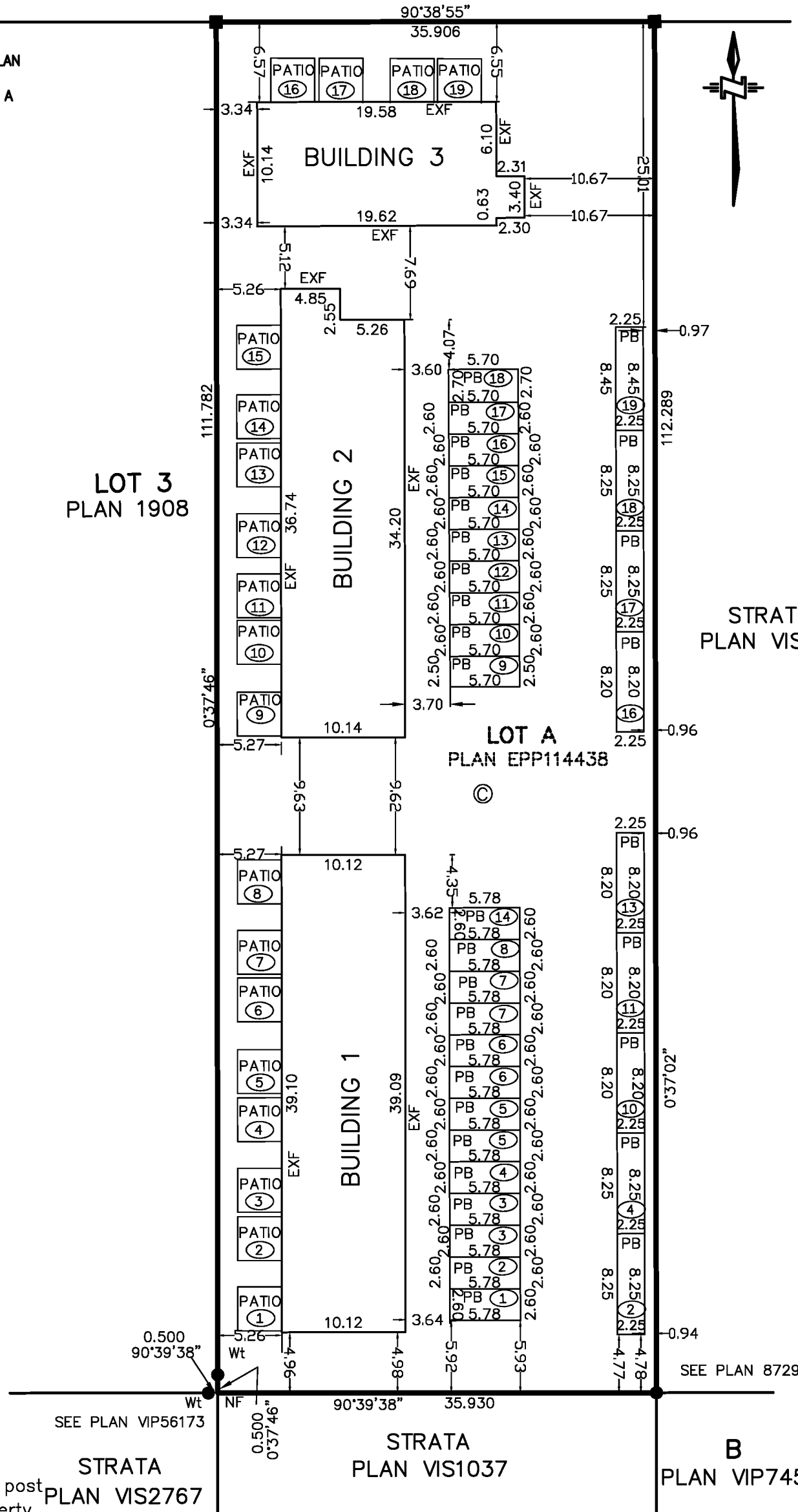
SCALE 1 : 400



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT ( B SIZE) WHEN PLOTTED AT A SCALE OF 1:400

### SHERMAN ROAD



### LEGEND:

- denotes lead plug
- denotes standard iron post
- ⊙ denotes common property
- ④ denotes limited common property for strata lot 4 (typical)
- EXF denotes finish face of exterior wall
- NF denotes not found
- PB denotes parking bay
- Wt denotes witness

### NOTES:

Offsets to property line are perpendicular thereto and are measured to the exterior building face at main floor.

Upper vertical extent of Limited Common Property (crawl space) is to the centreline of ceiling.

Limited common property (parking and patio) has no upper vertical extent.



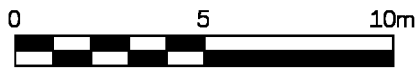
3817 McKAY PLACE  
RICHMOND BC V6X 3R6  
TEL: 604-313-2883  
FILE: 2108-002

RICHARD S FU, BCLS 767  
4TH DAY OF SEPT., 2021.

# FLOOR PLANS

## STRATA PLAN EPS7967

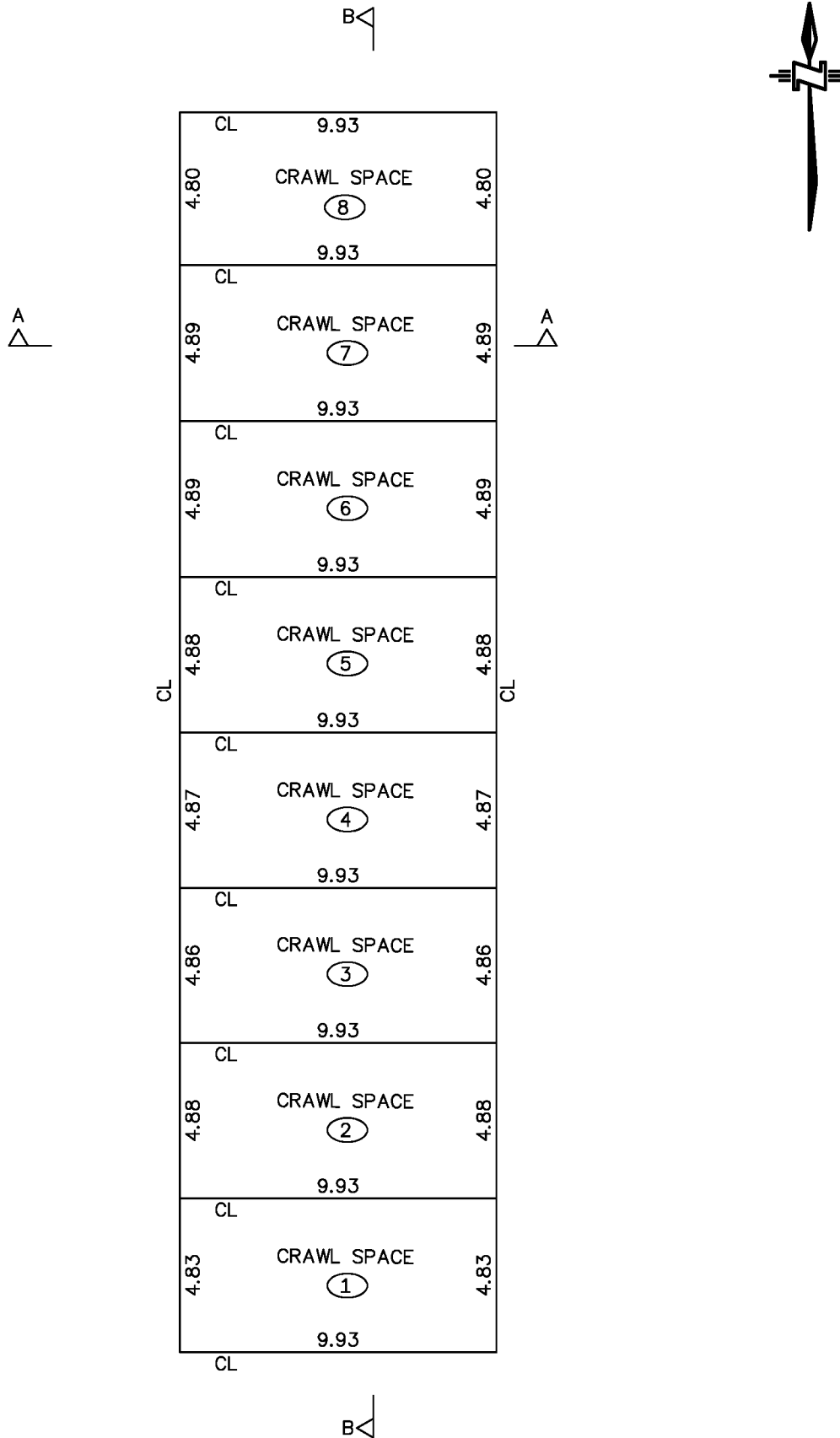
SCALE 1 : 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT ( B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

### BUILDING 1 BASEMENT



#### LEGEND:

- © denotes common property
- SL denotes strata lot
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- A denotes area
- CL denotes centerline
- LFB denotes line of floor below
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- TA denotes total area

#### NOTES:

Upper vertical extent of Limited Common Property (crawl space) is to the centreline of ceiling.

Limited common property (parking and patio) has no upper vertical extent.

#### STRATA LOT BOUNDARIES ARE DEFINED AS FOLLOWS:

Centreline of exterior walls, party walls, floors and ceilings.



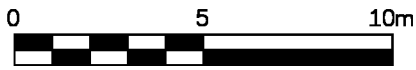
3817 McKAY PLACE  
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 FILE: 2108-002

RICHARD S FU, BCLS 767  
 4TH DAY OF SEPT., 2021.

# FLOOR PLANS

## STRATA PLAN EPS7967

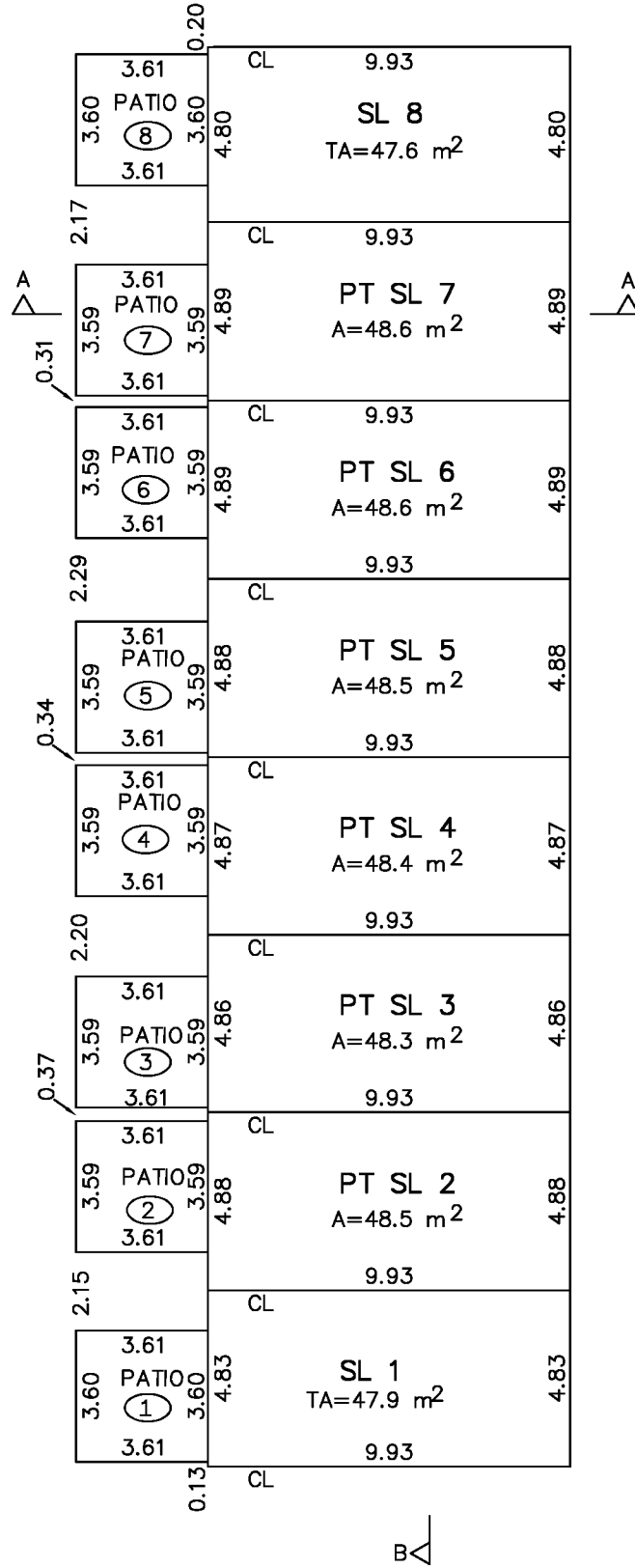
SCALE 1 : 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

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### BUILDING 1 MAIN FLOOR



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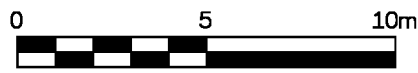
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RICHARD S FU, BCLS 767  
4TH DAY OF SEPT., 2021.

# FLOOR PLANS

# STRATA PLAN EPS7967

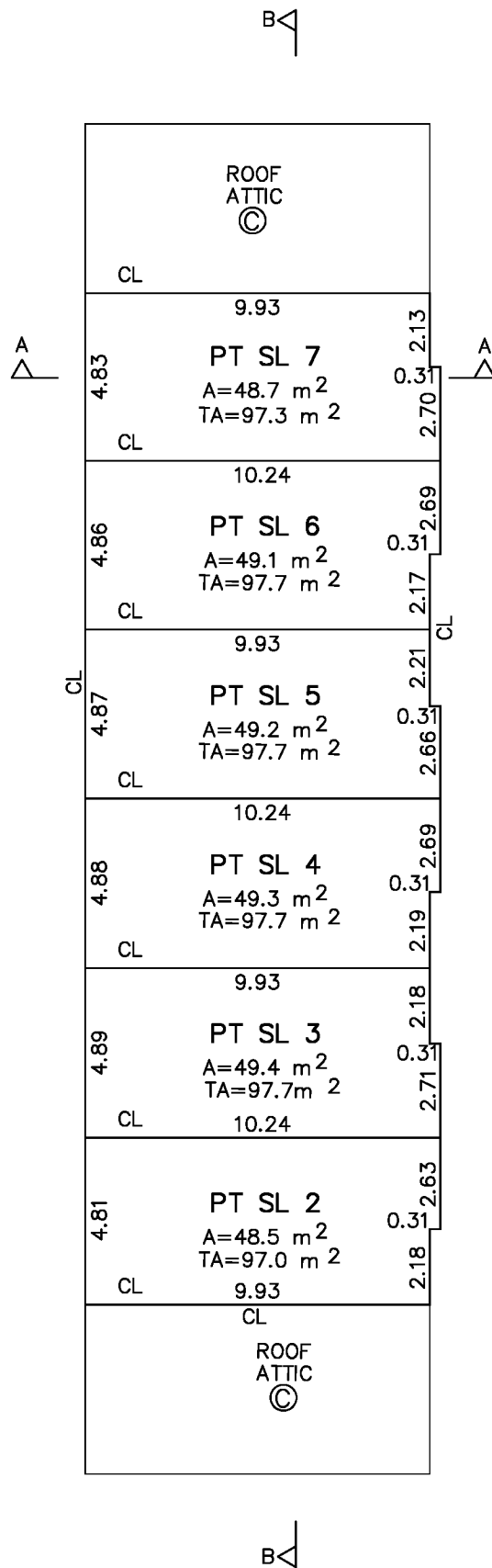
SCALE 1 : 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

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## BUILDING 1 SECOND FLOOR



**LEGEND:**

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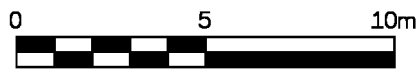
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RICHARD S FU, BCLS 767  
4TH DAY OF SEPT., 2021.

# FLOOR PLANS

# STRATA PLAN EPS7967

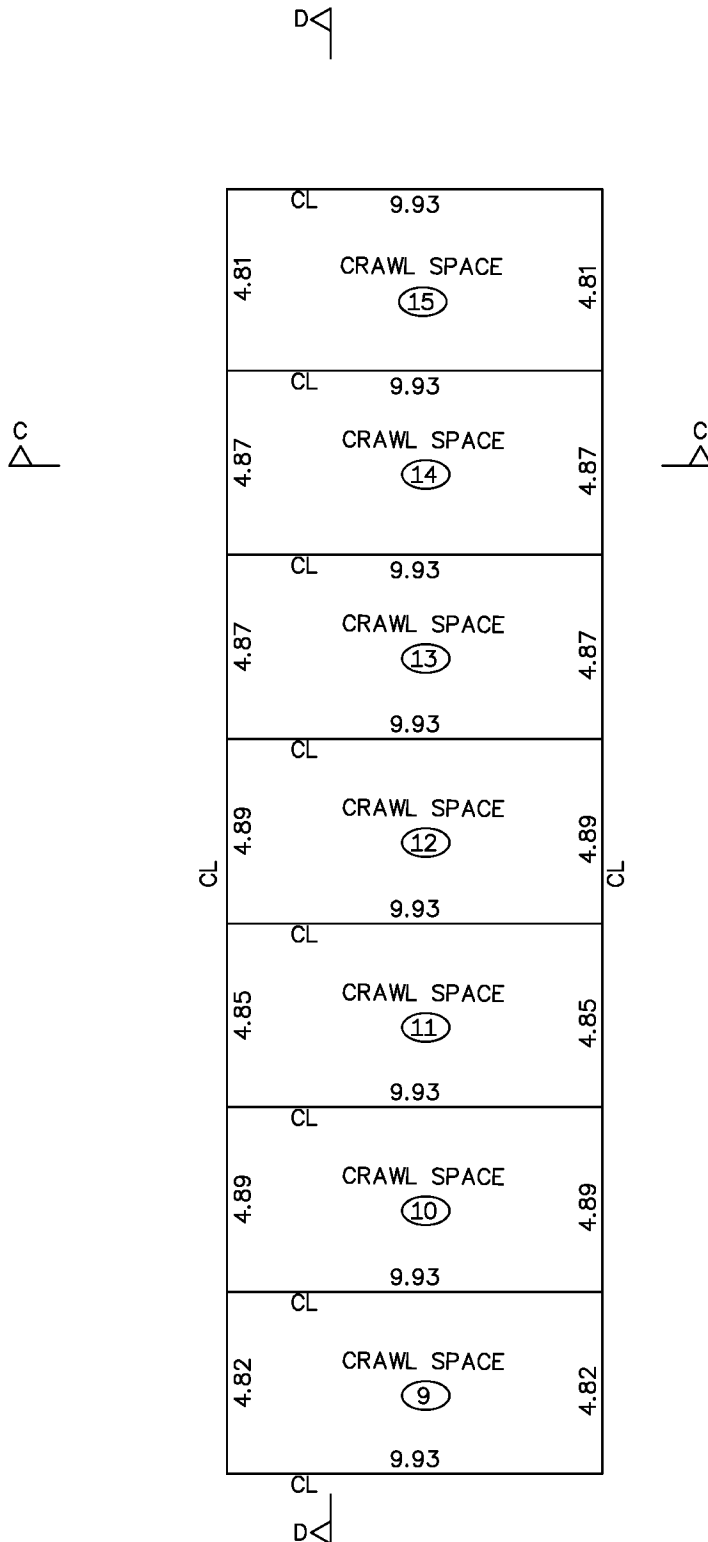
SCALE 1 : 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

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## BUILDING 2 BASEMENT



### LEGEND:

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### NOTES:

Upper vertical extent of Limited Common Property (crawl space) is to the centreline of ceiling.

Limited common property (parking and patio) has no upper vertical extent.

### STRATA LOT BOUNDARIES ARE DEFINED AS FOLLOWS:

Centreline of exterior walls, party walls, floors and ceilings.

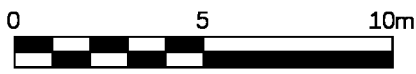


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RICHARD S FU, BCLS 767  
4TH DAY OF SEPT., 2021.

# FLOOR PLANS

SCALE 1 : 200

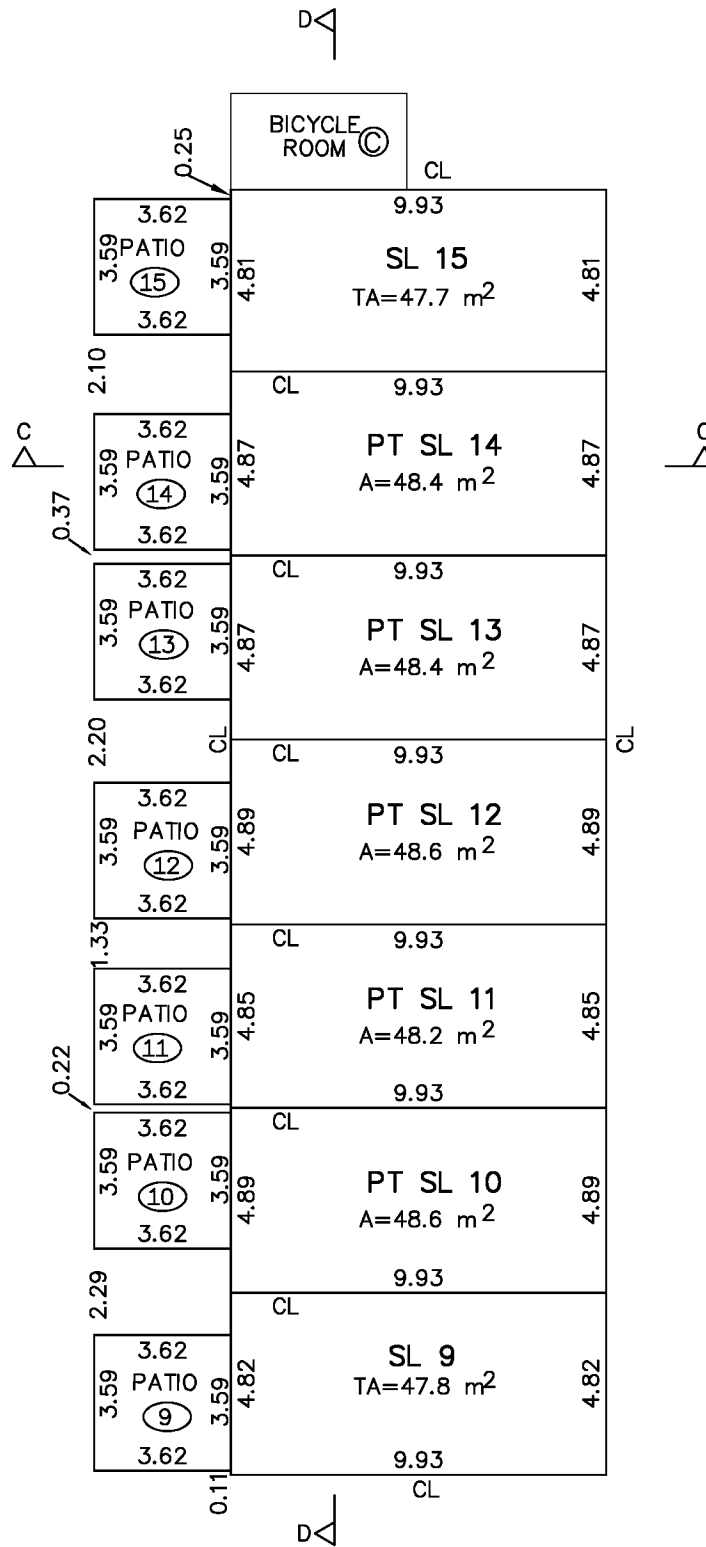


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT ( B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

## STRATA PLAN EPS7967

### BUILDING 2 MAIN FLOOR



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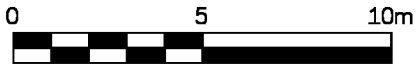
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RICHARD S FU, BCLS 767  
4TH DAY OF SEPT., 2021.

# FLOOR PLANS

## STRATA PLAN EPS7967

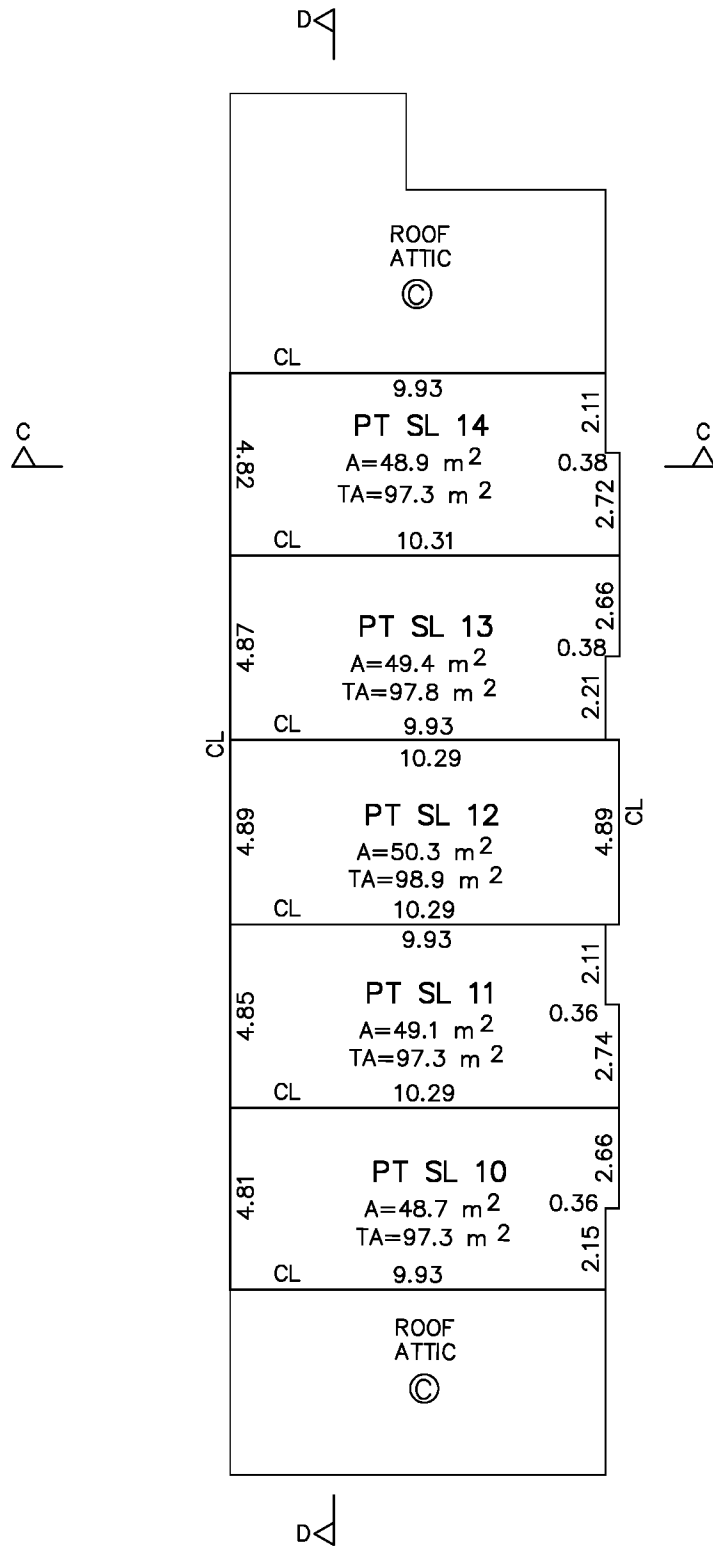
SCALE 1 : 200



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### BUILDING 2 SECOND FLOOR



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RICHARD S FU, BCLS 767  
4TH DAY OF SEPT., 2021.

# FLOOR PLANS

SCALE 1 : 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

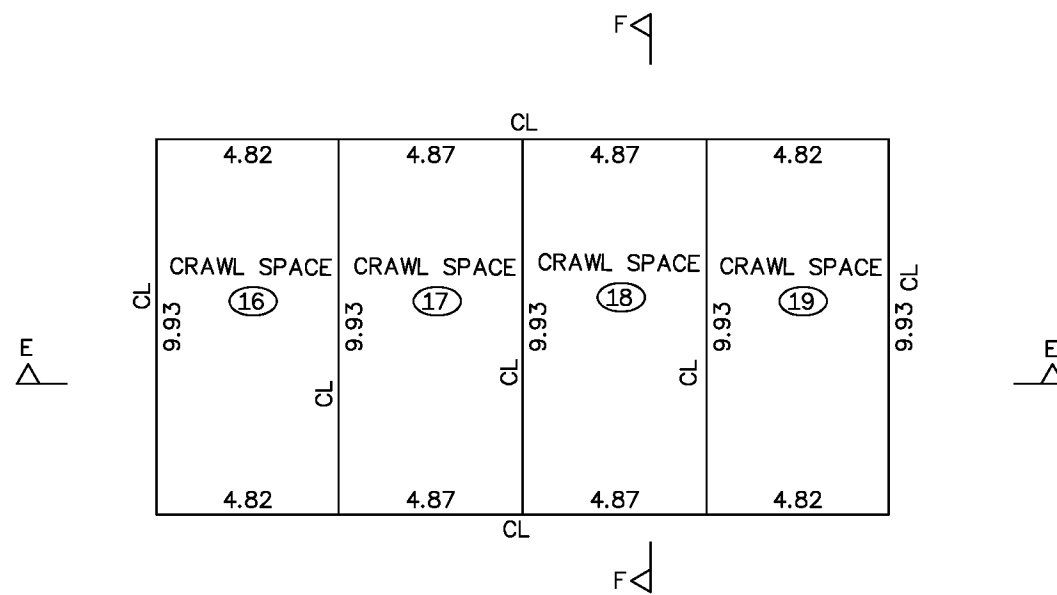
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT ( B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

SHEET 9 OF 14 SHEETS

## STRATA PLAN EPS7967

### BUILDING 3

### BASEMENT



#### LEGEND:

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Centreline of exterior walls, party walls, floors and ceilings.



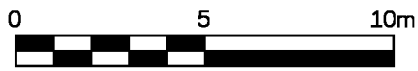
3817 McKAY PLACE  
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RICHARD S FU, BCLS 767  
4TH DAY OF SEPT., 2021.

# FLOOR PLANS

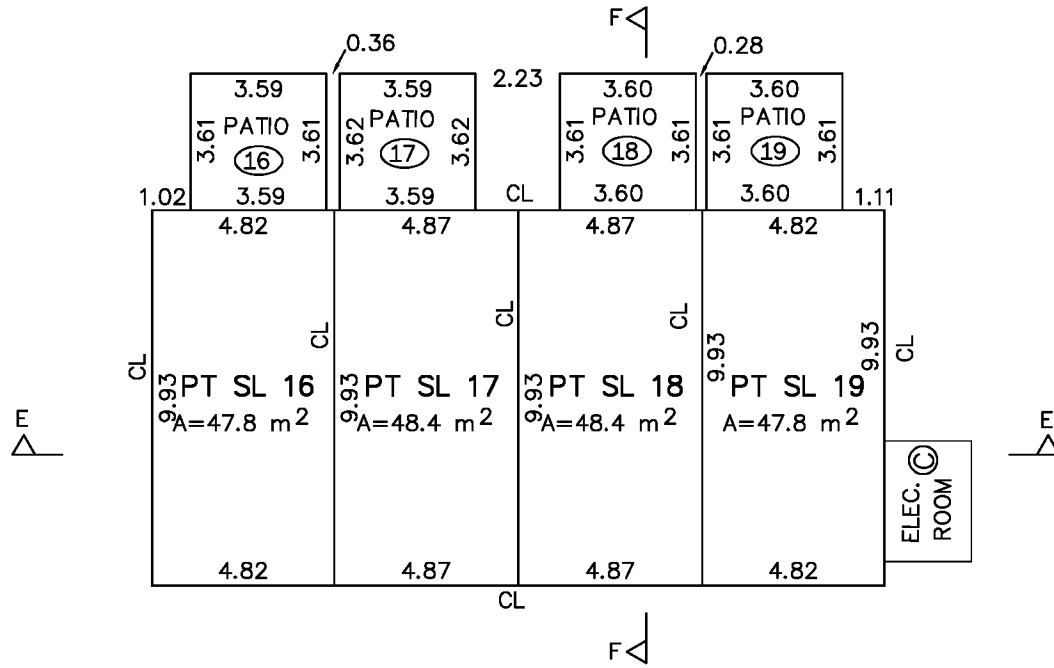
# STRATA PLAN EPS7967

SCALE 1 : 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT ( B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

## BUILDING 3 MAIN FLOOR



**LEGEND:**

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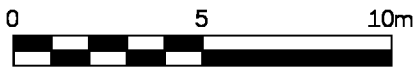
3817 McKAY PLACE  
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TEL: 604-313-2883  
FILE: 2108-002

RICHARD S FU, BCLS 767  
4TH DAY OF SEPT., 2021.

# FLOOR PLANS

# STRATA PLAN EPS7967

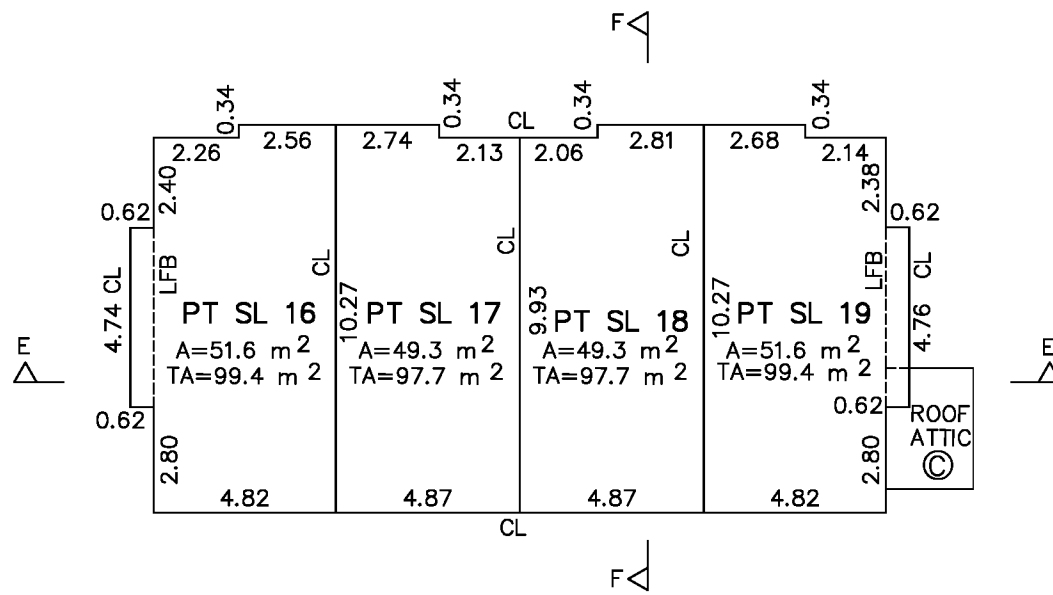
SCALE 1 : 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT ( B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

## BUILDING 3 SECOND FLOOR



### LEGEND:

- © denotes common property
- SL denotes strata lot
- ④ denotes limited common property for strata lot 4 (typical)
- A denotes area
- CL denotes centerline and strata lot boundary
- LFB denotes line of floor below
- PT denotes part
- TA denotes total area

### NOTES:

Upper vertical extent of Limited Common Property (crawl space) is to the centreline of ceiling.

Limited common property (parking and patio) has no upper vertical extent.

### STRATA LOT BOUNDARIES ARE DEFINED AS FOLLOWS:

Centreline of exterior walls, party walls, floors and ceilings.

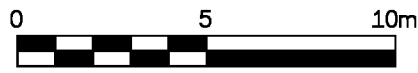
**RICHARD FU**  
LAND SURVEYING INC.  
3817 MCKAY PLACE  
RICHMOND BC V6X 3R6  
TEL: 604-313-2883  
FILE: 2108-002

RICHARD S FU, BCLS 767  
4TH DAY OF SEPT., 2021.

# CROSS SECTIONS

## STRATA PLAN EPS7967

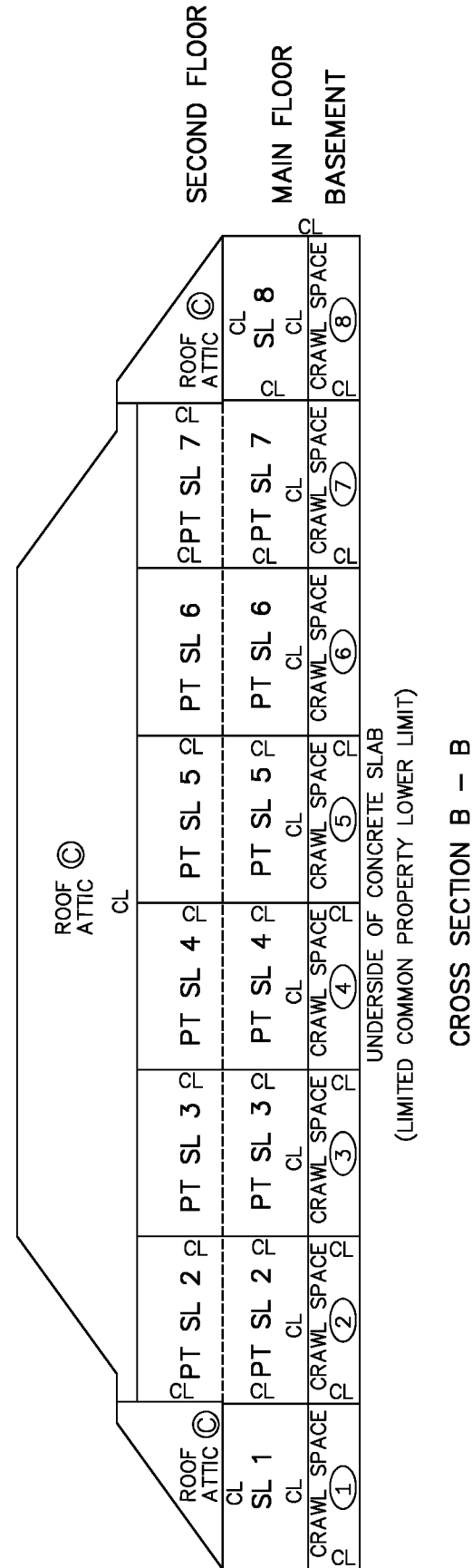
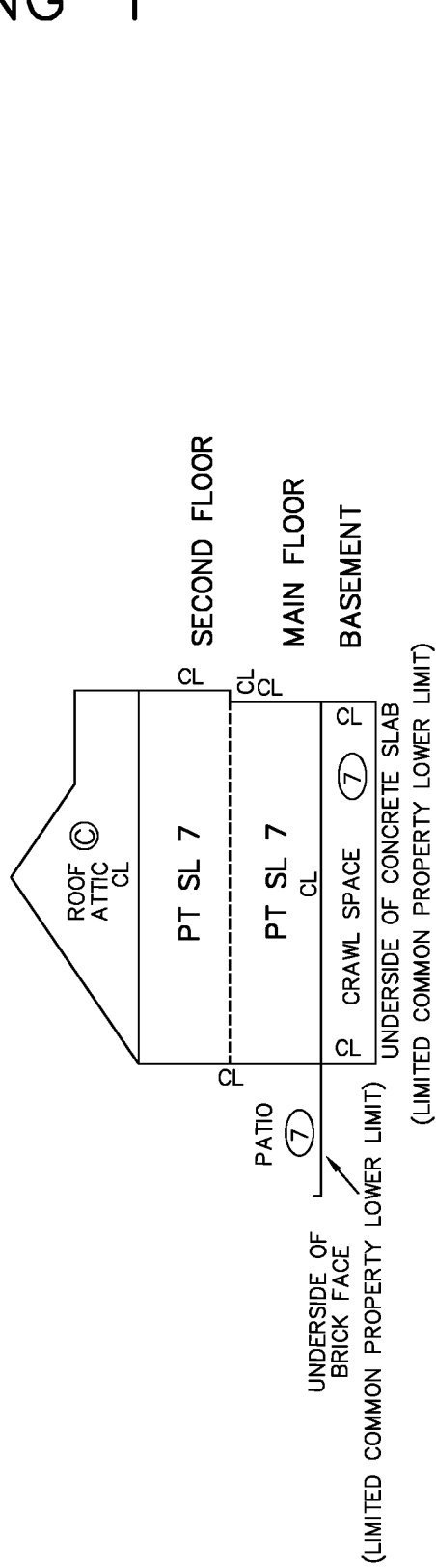
SCALE 1 : 200



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### BUILDING 1



**LEGEND:**

- © denotes common property
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**NOTES:**

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# CROSS SECTIONS

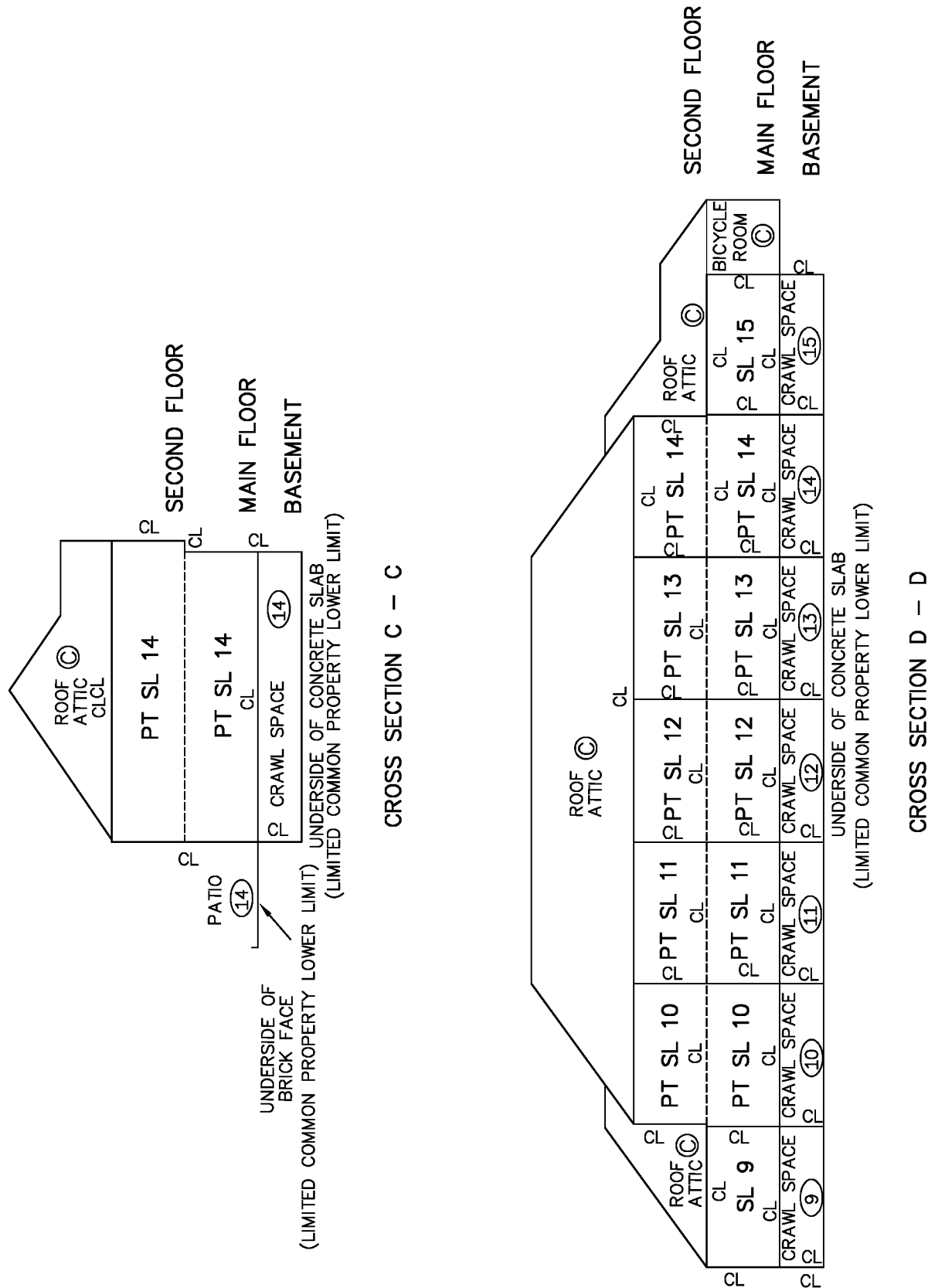
## STRATA PLAN EPS7967

SCALE 1 : 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT ( B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

### BUILDING 2



**LEGEND:**

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**NOTES:**

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**STRATA LOT BOUNDARIES ARE DEFINED AS FOLLOWS:**

Centreline of exterior walls, party walls, floors and ceilings.

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# CROSS SECTIONS

## STRATA PLAN EPS7967

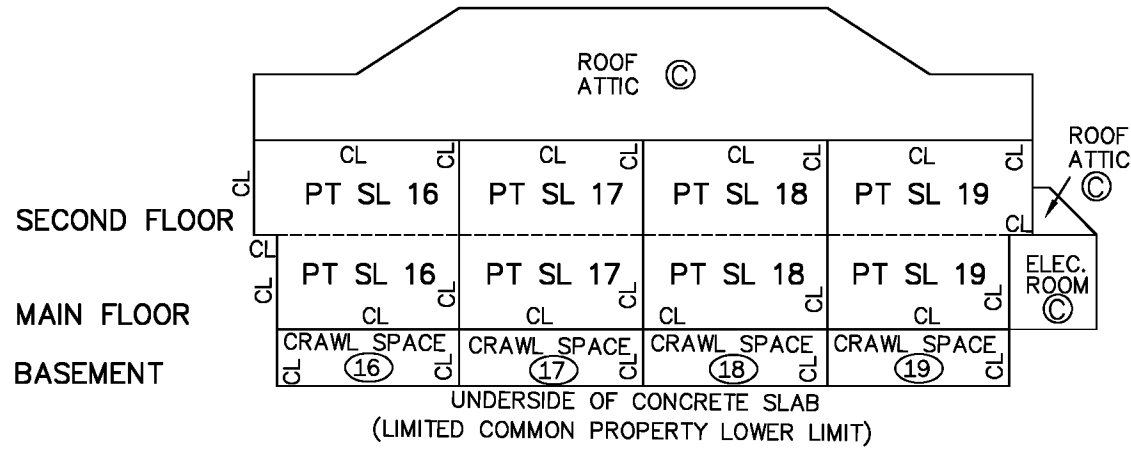
SCALE 1 : 200



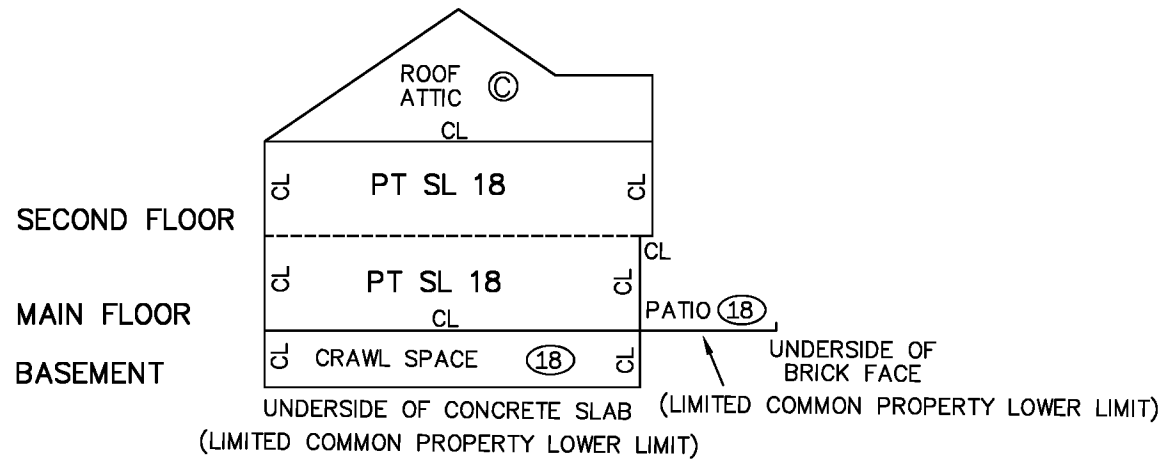
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT ( B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

### BUILDING 3



CROSS SECTION E - E



CROSS SECTION F - F

**LEGEND:**

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**NOTES:**

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**STRATA LOT BOUNDARIES ARE DEFINED AS FOLLOWS:**

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