

16-1295 KINGSVIEW RD

Duncan, BC

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AB ADAM BALL
REAL ESTATE PROFESSIONAL



Cell: 250.732.1863
Office: 250.748.7200
Email: adam@adamballrealty.ca

www.adamballrealty.ca

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





Zoning: CD1
Floor Space: 1,344 sq ft
Bedrooms: 2
Bathrooms: 2
Parking: 2
MLS# 992886

16-1295 KINGSVIEW RD Duncan, BC

Welcome to Arbutus Grove, where nature and modern living come together! This beautiful 1,344 sq. ft. townhouse, just 6 years young, offers 2 spacious bedrooms, 2 bathrooms, and soaring 9-foot ceilings—all on one convenient level.

The open-concept kitchen is a dream, featuring a large island, eat-in dining area, and pantry. From the kitchen window, enjoy serene views of Maple Mountain, lush greenery, and local wildlife. The spacious living room with a natural gas fireplace leads directly to a covered deck, where you can take in the breathtaking mountain views and glimpses of Quamichan Lake. The primary bedroom is a peaceful retreat with views of the green space, a walk-through closet, and a private 4-piece ensuite. A massive second bedroom, another 4-piece bathroom, a laundry room with a sink, and a large mechanical/storage room complete this thoughtfully designed home.

With green space behind and to the side, privacy and tranquility are yours to enjoy. Other features include an electric car charger and air conditioning for year-round comfort. Located just steps from the Mount Tzouhalem trails, this home is perfect for outdoor enthusiasts who love world-class hiking and mountain biking. Plus, you're just minutes from marinas and the beaches of Maple Bay!



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16-1295 KINGSVIEW RD

Duncan, BC

Property Notes

2 parking spaces

EV charger

Large covered deck

9 ft ceilings

NG fireplace

Air conditioning

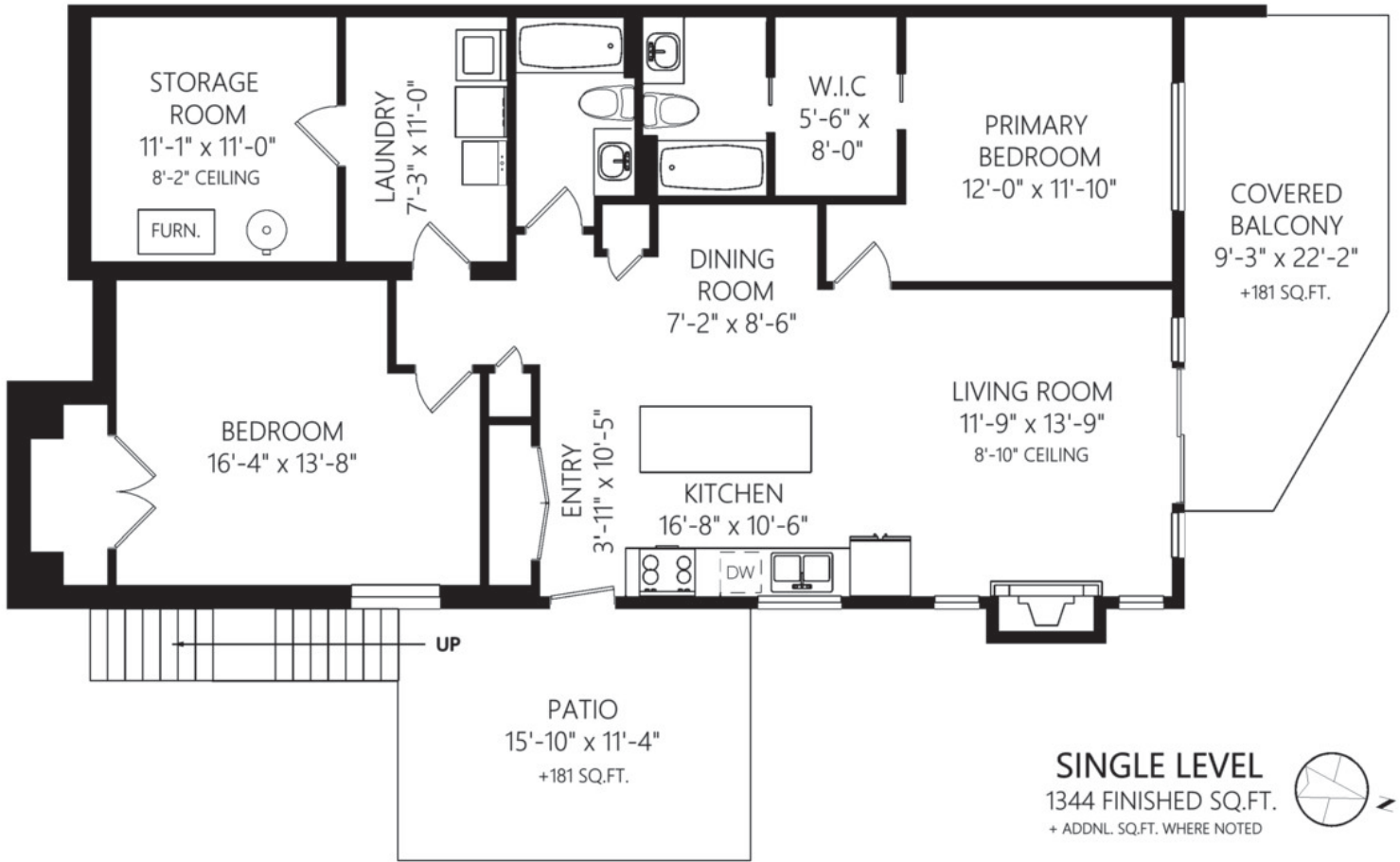
Firepit on deck included

Bench at front entrance can be included

Cameras at front entrance not included

Vacant - immediate possession possible

16-1295 KINGSVIEW RD
Duncan, BC





Public Records Full Property Report

Property Identification & Legal Description 🏠

Address: 16 1295 KINGSVIEW RD DUNCAN BC V9L 0B3
Jurisdiction: District of North Cowichan
Roll No: 8053096 **Assessment Area:** 4
PID No: 030-725-054
Neighbourhood: Maple Bay Road to Genoa Road **MHR No:**
Legal Unique ID: D00000FRGE
Legal Description: STRATA LOT 16, PLAN EPS2667, SECTION 2, RANGE 4, COMIAKEN 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

2024 Municipal Taxes

Gross Taxes: \$3,513

2025 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
		\$394,000	\$212,000	\$606,000

GENERAL:

		Land	Improve	Total
Gross Value:		\$394,000	\$212,000	\$606,000
Exempt Value:		\$0	\$0	\$0
Net Value:		\$394,000	\$212,000	\$606,000

SCHOOL:

		Land	Improve	Total
Gross Value:		\$394,000	\$212,000	\$606,000
Exempt Value:		\$0	\$0	\$0
Net Value:		\$394,000	\$212,000	\$606,000

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
2023-07-28	\$570,000	CB788503	Improved Single Property Transaction
2019-05-30	\$339,000	CA7530532	Improved Single Property Transaction

Other Property Information

Lot SqFt:

Lot Acres:

Tenure: Crown-Granted
School District: Cowichan Valley
Vacant Flag: No
BC Transit Flag: No
Farm No:

Lot Width:

Lot Depth:

Actual Use: Row Housing (Single Unit Ownership)
Manual Class: Strata Townhouse
Reg District: Cowichan Valley
Reg Hosp Dist: Cowichan Valley
Mgd Forest No:

DB Last Modified: 2025-01-01

Rec Last Modified: 2025-01-01

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2024	\$572,000	\$3,513
2023	\$664,000	
2022	\$523,000	\$3,365
2021	\$402,000	\$3,143
2020	\$342,000	\$2,836



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16-1295 KINGSVIEW RD DUNCAN V9L 0B3

Area-Jurisdiction-Roll: 04-315-08053.096



Favourite



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Total value

\$606,000

2025 assessment as of July 1, 2024

Previous year value

\$572,000

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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	2018
Description	Strata Townhouse
Bedrooms	2
Baths	2
Carports	
Garages	
Land size	
First floor area	

Legal description and parcel ID

STRATA LOT 16, PLAN EPS2667, SECTION 2, RANGE 4, COMIAKEN 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: 030-725-054

Sales history (last 3 full calendar years)

May 12, 2023	\$570,000
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Second floor area	
Basement finish area	
Strata area	1,352
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

Manufactured home

Width

Length

Total area

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



GOOD MOVE.



16-1295 KINGSVIEW RD North Cowichan BC V9L 0B3

PID	030-725-054	Legal Description	STRATA LOT 16 SECTION 2 RANGE 4 COMIAKEN DISTRICT STRATA PLAN EPS2667 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V				
Zoning	CD1 - The Cliffs Comprehensive Development Zone	Plan	EPS2667				
		Community Plans(s)	not in ALR				
Floor Area	1352 Ft ²	Max Elevation	194.92 m	Year Built	2018	Transit Score	-
Lot Size	-	Min Elevation	164.74 m	Bedrooms	2	Walk Score	4 / Car-Dependent
Dimensions	-	Annual Taxes	\$3,513.00	Bathrooms	2	Structure	ROW HOUSING (SINGLE UNIT OWNERSHIP)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
929552	Sold 28/07/2023	21	\$559,900 / \$570,000	Johannsen Group Realty Inc.

APPRECIATION

	Date	(\$)	% Change
Assessment	2025	\$606,000	6.32 %
Sales History	28/07/2023	\$570,000	68.14 %
	30/05/2019	\$339,000	

SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Maple Bay	Quamichan
District	SD 79	SD 79
Grades	K - 6	8 - 9

ASSESSMENT

	2024	2025	% Change
Building	\$200,000	\$212,000	6.00 %
Land	\$372,000	\$394,000	5.91 %
Total	\$572,000	\$606,000	5.94 %

DEVELOPMENT APPLICATIONS

No records found for this parcel

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