

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

6083 Dharam Pl, Duncan

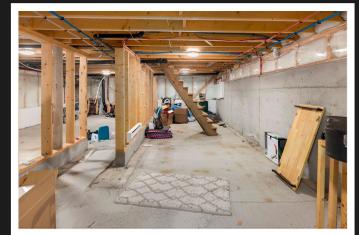
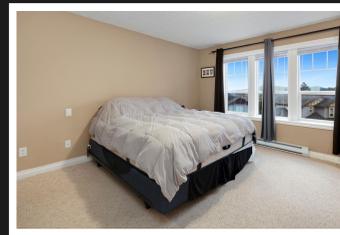


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IDEAL FAMILY HOME!



6083 Dharam Pl

Ideal family home with mountain views on a no-thru street and only a short stroll to the grocery store, school, soccer fields, etc. A lovely front porch welcomes you into this 4 bed/3 bath home with all the beds upstairs. It has generous living spaces on the main floor including the light and bright kitchen, family room with access to the spacious back deck, and living room, along with a 2pc bath and laundry room. The spacious east facing primary bedroom has multiple windows to let in the morning sun along with a 3pc ensuite and walk-in closet. The hidden treasure of this home is the large crawl space with 6.5' ceiling height with easy interior access - its perfect for tons of storage, a workshop, or a workout space. A large fenced back yard is great for the kids and pets and there is even extra parking in the front for your RV. All this at a price point that makes perfect sense in today's market! Call your agent today to view before this one is gone!



Priced at
\$700,000

Area	West Duncan	Age	2004
Bedrooms	4	Taxes	4218
Bathrooms	3	Tax Year	2022
Lot Size	5227.2	MLS#	920828
Floor Space	1900	Parking	

DAN JOHNSON*
Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



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Duncan, V9L 2W1



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 Personal Real Estate Corporation
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 wrkn4you@gmail.com
 Pemberton Holmes Ltd. (Dun)



**6083 Dharam Pl
 Du West Duncan ~ V9L 4C3**

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms: 4 **Kitchens:** 1
Baths Tot: 3 **Fireplaces:** 1
Bth 2Pce: 1 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 1,900
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 1 **Basement:** Crawl Space
Ens 4+Pce: 0 **FP Feat:** Gas
App Incl: Dishwasher, F/S/W/D
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	2-Piece
Dining Room	Main	9'5x5'9
Entrance	Main	7'0x5'0
Family Room	Main	11'10x15'2
Kitchen	Main	10'0x12'8
Laundry	Main	5'2x11'0
Living Room	Main	13'0x21'0
Bathroom	Second	4-Piece
Bedroom	Second	9'4x12'2
Bedroom	Second	12'1x10'0
Bedroom	Second	8'6x13'5
Bedroom - Primary	Second	13'1x13'9
Ensuite	Second	3-Piece
Walk-in Closet	Second	7'2x5'10

Listing Summary

MLS@: 920828 **List Price:** \$700,000
Status: Active **Orig Price:** \$700,000
Sub Type: SF Det **Sold Price:**
DOM: 2 **Pend Date:**
Taxes: \$4,218 **Strata Fee:**
2023 Asmt: \$735,000 **Title:** Freehold

Remarks

Ideal family home with mountain views on a no-thru street and only a short stroll to the grocery store, school, soccer fields, etc. A lovely front porch welcomes you into this 4 bed/3 bath home with all the beds upstairs. It has generous living spaces on the main floor including the light and bright kitchen, family room with access to the spacious back deck, and living room, along with a 2pc bath and laundry room. The spacious east facing primary bedroom has multiple windows to let in the morning sun along with a 3pc ensuite and walk-in closet. The hidden treasure of this home is the large crawl space with 6.5' ceiling height with easy interior access - its perfect for tons of storage, a workshop, or a workout space. A large fenced back yard is great for the kids and pets and there is even extra parking in the front for your RV. All this at a price point that makes perfect sense in today's market! Call your agent today to view before this one is gone!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	950	950	0	0
Beds	0	0	4	0	0
Baths	0	1	2	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 2004 **Lgl NC Use:**
Oth Equ: Central Vacuum
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Vinyl Siding
Ext Feat: Fencing: Full

Frnt Faces: NE **Bldg Style:**

Bldg Warr:

EnerGuide Rtg/Dt:

Cool: None

Heat: Baseboard, Electric

Roof: Asphalt Shingle

Fndn: Poured Concrete

Accss:

Lot/Strata Information

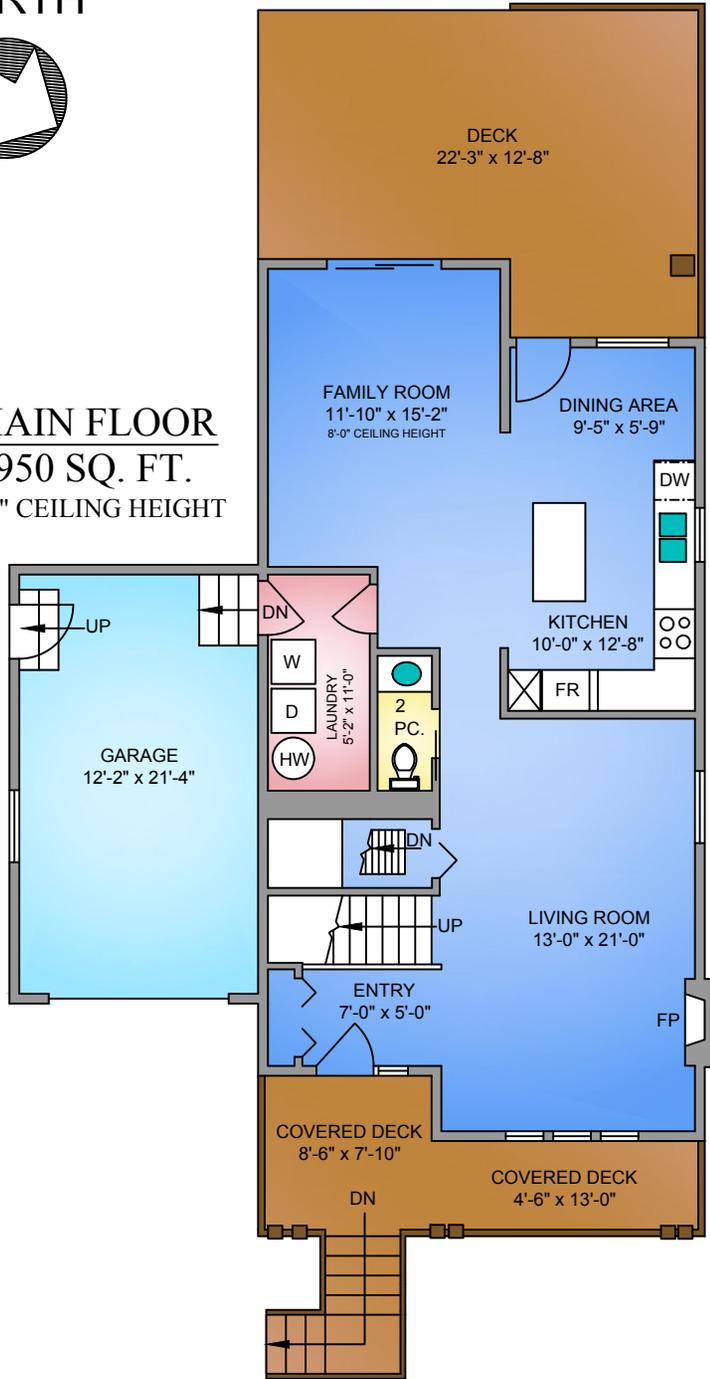
Prk Type: Driveway, Garage **Lot Size:** 5,227sqft / 0.12ac
Water: Municipal **Waste:** Sewer Connected **View:** Mountain(s)
Lot Feat: Easy Access, Family-Oriented Neighbourhood, No Through Road, Recreation Nearby, Shopping Nearby
Complex: **Prk Tota:** 2 **Services:**
SqFt Balc: **StrLots/Cplx:** **Rent Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Yng Ag Alld?:**
SqFt Pat: **Suites/Bldg:** **Pets Alld?:**
SqFt Strg: **Floors/Bldg:** **BBQs Alld?:**
Gnd/Top?: **Lvls/Suite:**
Shrd Am: **Unit Incl:**



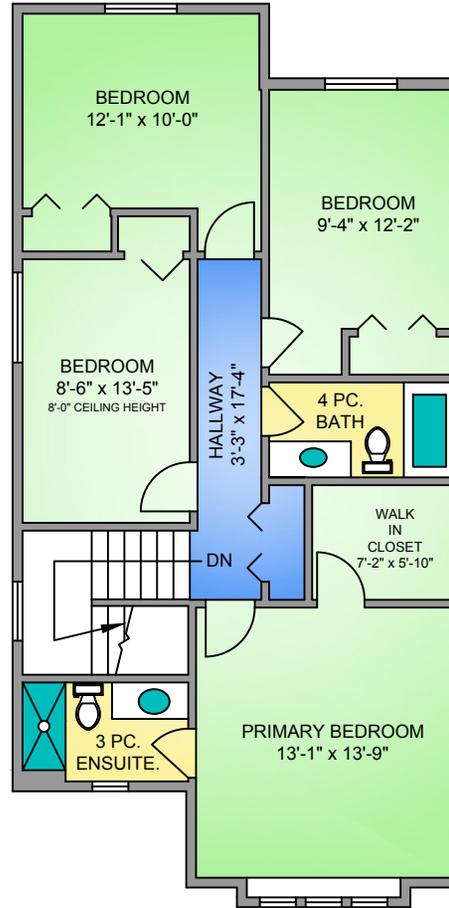
NORTH



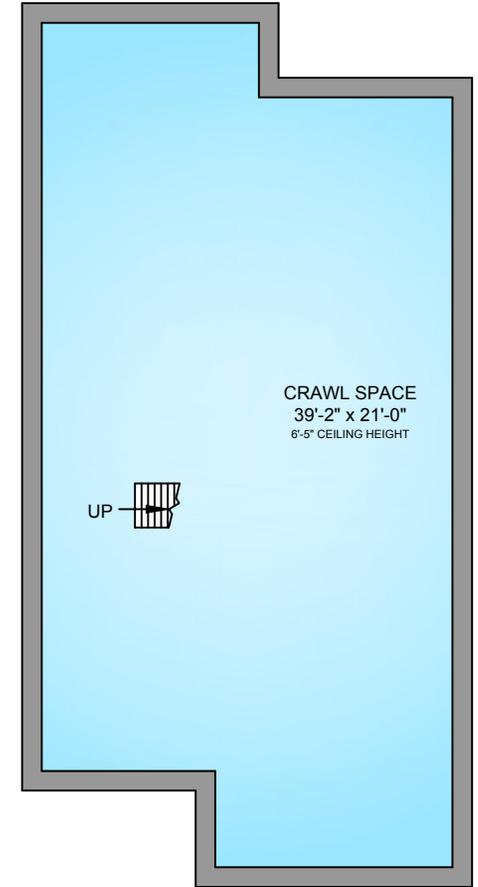
MAIN FLOOR
950 SQ. FT.
 8'-0" CEILING HEIGHT



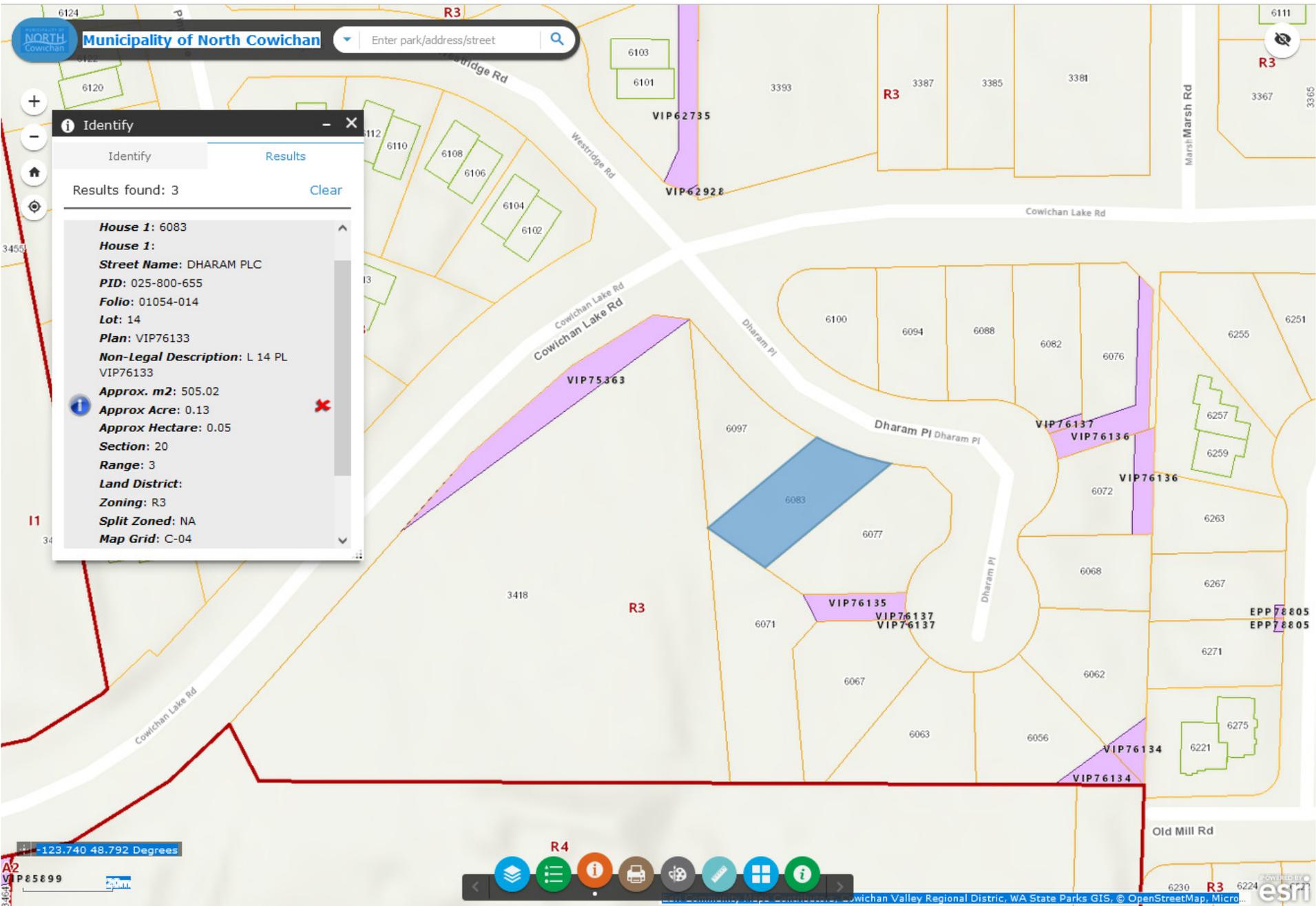
UPPER FLOOR
950 SQ. FT.
 8'-0" CEILING HEIGHT



CRAWL
950 SQ. FT.
 6'-5" CEILING HEIGHT



6083 DHARAM PLACE JANUARY 11, 2023 PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON PREC. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.					
FLOOR	TOTAL	AREA (SQ. FT.)			
		FINISHED	CRAWL	GARAGE	DECK / PATIO
MAIN	950	950	-	282	450
UPPER	950	950	-	-	-
LOWER	950	-	950	-	-
TOTAL	1900	1900	950	282	450



Identify

Identify Results

Results found: 3 Clear

House 1: 6083
House 1:
Street Name: DHARAM PLC
PID: 025-800-655
Folio: 01054-014
Lot: 14
Plan: VIP76133
Non-Legal Description: L 14 PL VIP76133
Approx. m2: 505.02
Approx Acre: 0.13
Approx Hectare: 0.05
Section: 20
Range: 3
Land District:
Zoning: R3
Split Zoned: NA
Map Grid: C-04

Residential One and Two-Family Zone (R3)

Permitted Uses

- 58 (1) The permitted uses for the R3 zone are as follows:
- Agriculture
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Home-based Business
 - Secondary Suite
 - Single-Family Dwelling
 - Supportive Housing
 - Two-Family Dwelling [BL3302]

Minimum Lot Size

- (2) A lot in the R3 zone must meet the minimum area requirements for the purposes of subdivision and use of the lot for permitted uses as follows:
- (a) Single-family dwelling, 450 m² (4,844 sq. ft.)
 - (b) Single-family dwelling with a secondary suite, 450 m² (4,844 sq. ft.)
 - (c) Two-family dwelling, 700 m² (7,535 sq. ft.) [BL3647, BL3674]
- (2.1) Despite section 58 (2) (b), a single-family dwelling with a secondary suite is permitted on 3133 Cook Street (Parcel Identifier: 027-873-200) with a lot area of 510 m² (5,490 sq. ft.). [BL3663]
- (2.2) Despite section 58 (2) (c), a two-family dwelling is permitted on Lot 15 of Plan 5756, on Sayward Road (PID: 001-503-120) with a lot area of 669 m² (7,201 sq. ft.). [BL3684]

Minimum Frontage

- (3) The minimum permitted frontage in the R3 zone is as follows:
- (a) Single-family dwelling, 15 m (49.21'),
 - (b) Single-family dwelling with a secondary suite, 15 m (49.21'),
 - (c) Two-family dwelling, 23.0 m (75.46'). [BL3083, BL3674]

Density

- (4) The maximum permitted density for the R3 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
 - (b) The maximum permitted floor space ratio is 0.5:1.
 - (c) The number of residential units per building shall not exceed two. For strata buildings/lots, each strata unit constitutes one residential unit.
 - (d) Despite the foregoing, the placement of a temporary trailer may also be permitted subject to "Temporary Trailer Permit Bylaw 1976", No. 1685.
 - (e) Despite the foregoing, a maximum of 2 residential buildings, with a total combined maximum of 2 residential dwelling units, is permitted on 3340 Cowichan Lake Road (PID: 001-375-482). [BL3668]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the R3 zone is as follows:
- (a) 30% of the lot area for lots of 650 m² (7,000 sq. ft.) or larger; and
 - (b) 35% of the lot area for lots less than 650 m² (7,000 sq. ft.).

Minimum Setbacks

- (6) The minimum permitted setbacks for the R3 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side, 2.0 m (6.56')

- Yard, Side when adjacent to a lane or street, 3.0 (9.8')
- Yard, Rear, 7.5 m (24.6') [BL3323]
- (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side, 1.0 m (3.28')
 - Yard, Rear, 1.5 m (4.92') [BL3323]

- (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 R3 zone are as follows:
- (a) Principal Building, 9.0 m (29.53')
 - (b) Accessory Building, 5.0 m (16.40')

Conditions of Use

- (8) The conditions of use for the R3 zone are as follows:
- (a) No fences over 1.2 m (4.00') in height are permitted in the required yards, front.
 - (b) No fences over 2.0 m (6.56') in height are permitted in the required yards, side or rear.
 - (c) In no situation shall a fence be greater than 2.0 m (6.56') in height.
 - (d) Bed and breakfast uses may have no more than three sleeping units.
 - (e) Bed and breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use.
 - (f) Agriculture use shall be subject to the "Animal Control Bylaw, 1995", No. 2856.
 - (g) [Repealed, BL3674]
 - (h) For a lot created prior to March 31, 2000, a single-family dwelling, two-family dwelling, or secondary suite is permitted on any lot. [BL3323, BL3418]
 - (i) 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]
 - (j) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
 - (i) the number of residents does not exceed three, and
 - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling. [BL3083; BL3302; BL3323; BL3418]

Driveway Width

- (9) Individual driveway widths shall not exceed 6.0 m (19.68') of the lot frontage for each dwelling.

6083 DHARAM PL DUNCAN V9L 6Y4

Area-Jurisdiction-Roll: 04-315-01054.014



04-315-01054014 11/01/2015

Total value **\$735,000**

2023 assessment as of July 1, 2022

Land	\$290,000
Buildings	\$445,000
Previous year value	\$626,000
Land	\$240,000
Buildings	\$386,000

Property information

Year built	2004
Description	2 STY house - Standard
Bedrooms	4
Baths	3
Carports	
Garages	G
Land size	.12 Acres
First floor area	950
Second floor area	950
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT 14, PLAN VIP76133, SECTION 20, RANGE 3,
QUAMICHAN LAND DISTRICT
PID: 025-800-655

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



View recently viewed properties

PROPERTY INFORMATION

General Property Information

Civic Address:	6083 DHARAM PLC
Folio:	01054-014
LTO Number:	CA6647488
PID:	025-800-655
MHR Number:	
Status:	Active
Property No:	101998
Legal:	LOT 14 SECTION 20 RANGE 3 QUAMICHAN PLAN VIP76133

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0147	2 Sty Sfd - New Standard
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	BROWN B	BROWN B SCHEDULE
ZONING	R3	RESIDENTIAL ONE AND TWO FAMILY ZONE

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2023		Reg	0.00	1	290,000	445,000	735,000	735,000
2022	May 05, 2022	Reg	4,218.16	1	240,000	386,000	626,000	626,000
2021	May 19, 2021	Reg	4,142.86	1	191,000	291,000	482,000	482,000

Licensing Information

There is no licensing account information for this property.

Community Development

There is no community development information for this property.

Please Note: This statement is issued in accordance with Community Charter Section 249 - Certificate of Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees.



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www.duncanbcrealestate.ca