

# Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON  
HOLMES*

· ESTABLISHED 1887 ·

## Information Package

For

***1579 Charlotte St, Crofton***



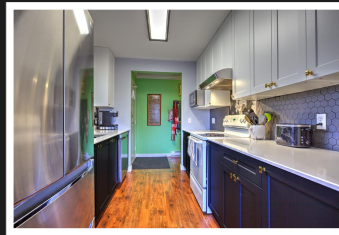
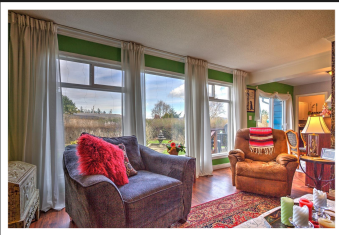
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PEMBERTON  
HOLMES

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# CROFTON CHARMER!



## 1579 Charlotte St

CUTE AND CLASSY! Perfect starter home or retirement downsize with lots of upgrades! This 3 bed/2 bath rancher is located in the quaint seaside village of Crofton. Lots of large windows that look out to the backyard, new vinyl plank flooring, new interior paint, crown moulding, a cozy wood stove, peek-a-boo ocean views, a fenced and hedged level back yard with garden space, a patio for family events and a storage shed. The updated galley-style kitchen is functional and has lots of cabinets and new quartz counter space. The good sized primary suite has a 3pc ensuite, and there are 2 further bedrooms, the 4pc main bath, and the laundry with new flooring. Just a short walk to the seawalk and school, and just a 15 min drive to Duncan. List of upgrades readily available. Call your agent to view today!



**Priced at**  
**\$669,000**

Area	Crofton	Age	1957
Bedrooms	3	Taxes	3141
Bathrooms	2	Tax Year	2023
Lot Size	7405.2	MLS#	955984
Floor Space	1267	Parking	

**DAN JOHNSON\***

Pemberton Holmes - Duncan

Scan this QR  
Code with your  
smart phone



(250) 746-8123  
wrkn4you@gmail.com  
www.DuncanBCRealEstate.ca

23 Queens Road  
Duncan, V9L 2W1





**Dan Johnson**  
 Personal Real Estate Corporation  
 Cell: 250-709-4987  
 wrkn4you@gmail.com  
 Pemberton Holmes Ltd. (Dun)



**1579 Charlotte St Crofton BC V0R 1R0**  
 MLS® No: **955984** **\$669,000** **Active**



CUTE AND CLASSY! Perfect starter home or retirement downsize with lots of upgrades! This 3 bed/2 bath rancher is located in the quaint seaside village of Crofton. Lots of large windows that look out to the backyard, new vinyl plank flooring, new interior paint, crown moulding, a cozy wood stove, peek-a-boo ocean views, a fenced and hedged level back yard with garden space, a patio for family events and a storage shed. The updated galley-style kitchen is functional and has lots of cabinets and new quartz counter space. The good sized primary suite has a 3pc ensuite, and there are 2 further bedrooms, the 4pc main bath, and the laundry with new flooring. Just a short walk to the seawalk and school, and just a 15 min drive to Duncan. List of upgrades readily available. Call your agent to view today!

Room	Level	Dims/Pieces
Bathroom	Main	4-Piece
Bedroom	Main	9'2x9'0
Bedroom	Main	8'10x9'7
Bedroom - Primary	Main	12'1x13'0
Dining Room	Main	8'0x10'0
Ensuite	Main	3-Piece
Entrance	Main	7'9x4'2
Kitchen	Main	8'0x11'0
Laundry	Main	6'7x5'3
Living Room	Main	17'0x21'8

MLS® No: **955984** List Price: **\$669,000**  
 Status: **Active** Orig Price: **\$669,000**  
 Area: **Duncan** Sub Area: **Du Crofton**  
 DOM: **0** Sold Price:  
 Sub Type: **Single Family Detached**  
 Pend Date: Title: **Freehold**

**Interior**

Beds: <b>3</b>	Baths: <b>2</b>	Kitchens: <b>1</b>	Fireplaces: <b>1</b>	Storeys:
FinSqFt Total: <b>1,267</b>	UnFin SqFt: <b>0</b>	SqFt Total: <b>1,267</b>	Basement: <b>No</b>	Add Accom:
2pc Ensuities: <b>0</b>	3pc Ensuities: <b>1</b>	4+pc Ensuities: <b>0</b>	Beds or Dens: <b>3</b>	Laundry: <b>In House</b>
Layout: <b>Rancher</b>		Appl Incl: <b>Dishwasher, F/S/W/D</b>		
Heating: <b>Baseboard, Electric, Heat Pump</b>		Cooling: <b>Air Conditioning</b>		
Intr Ftrs:				

**Exterior/Building**

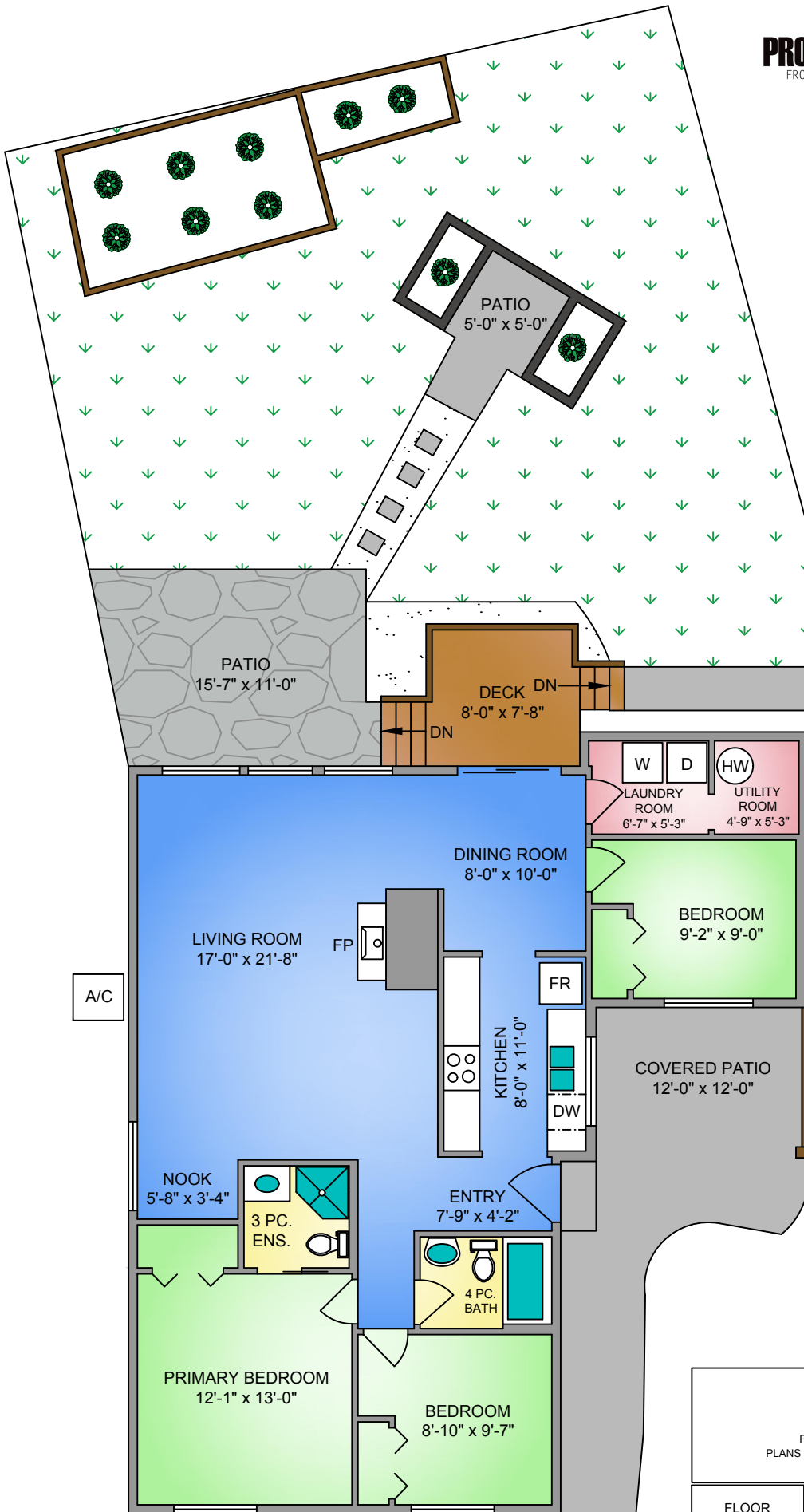
Built (Est): <b>1957</b>	Front Faces: <b>Southwest</b>	Storeys:	Bldg Warranty:
Construction: <b>Frame Wood, Insulation: Ceiling, Insulation: Walls, Wood</b>		Foundation: <b>Poured Concrete</b>	Roof: <b>Fibreglass Shingle</b>
Lgl NC Use:	Access: <b>Road: Paved</b>		Bldg Style:
Exterior Ftrs: <b>Balcony/Patio, Garden, Low Maintenance Yard</b>			

**Lot**

Lot SqFt: <b>7,405</b>	Lot Acres: <b>0.17</b>	Dimensions:	Shape:
Park Type: <b>Additional, Carport, Driveway</b>	Park Spcs: <b>3</b>	View: <b>Ocean</b>	Waterfront:
Carport Spcs: <b>1</b>	Garage Spcs: <b>0</b>		Water: <b>Municipal</b>
Sewer: <b>Sewer Connected</b>	Restrictions:	Services:	
Lot Ftrs: <b>Central Location, Easy Access, Family-Oriented Neighbourhood, Landscaped, Level, Marina Nearby, Quiet Area, Recreation Nearby, Rectangular Lot, Shopping Nearby</b>			

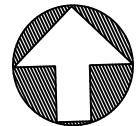
**Legal/Public Records**

Assessed: <b>\$531,000</b>	Assess Yr: <b>2024</b>	Taxes: <b>\$3,141</b>	Tax Year: <b>2023</b>
PID: <b>004-918-908</b>	Roll No: <b>8827000</b>	Zoning: <b>R3</b>	Zone Desc: <b>Residential</b>
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: <b>Lot 3, Block 1, Section 20, Range 3, Comiakén District, Plan 11677</b>			



**MAIN FLOOR**  
**1257 SQ. FT.**  
8'-0" CEILING HEIGHT

**NORTH**



1579 CHARLOTTE STREET  
MARCH 13, 2024  
PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON.  
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)	
		FINISHED	DECK / PATIO
MAIN	1257	1257	306
<b>TOTAL</b>	<b>1257</b>	<b>1257</b>	<b>306</b>

## **1579 Charlotte St, Crofton – Property Upgrades**

Painted the whole house inside

New vinyl plank flooring throughout (except ensuite)

Replaced the windows in the Master Bedroom and spare bedroom

Added ceiling light over dining room area

Replaced cabinet doors and hardware in kitchen and extended the upper cabinets to the ceiling

Replaced countertop with Quartz, new sink, new faucet

Replaced refrigerator

Replaced sliding glass doors

New vanity and taps in main bedroom

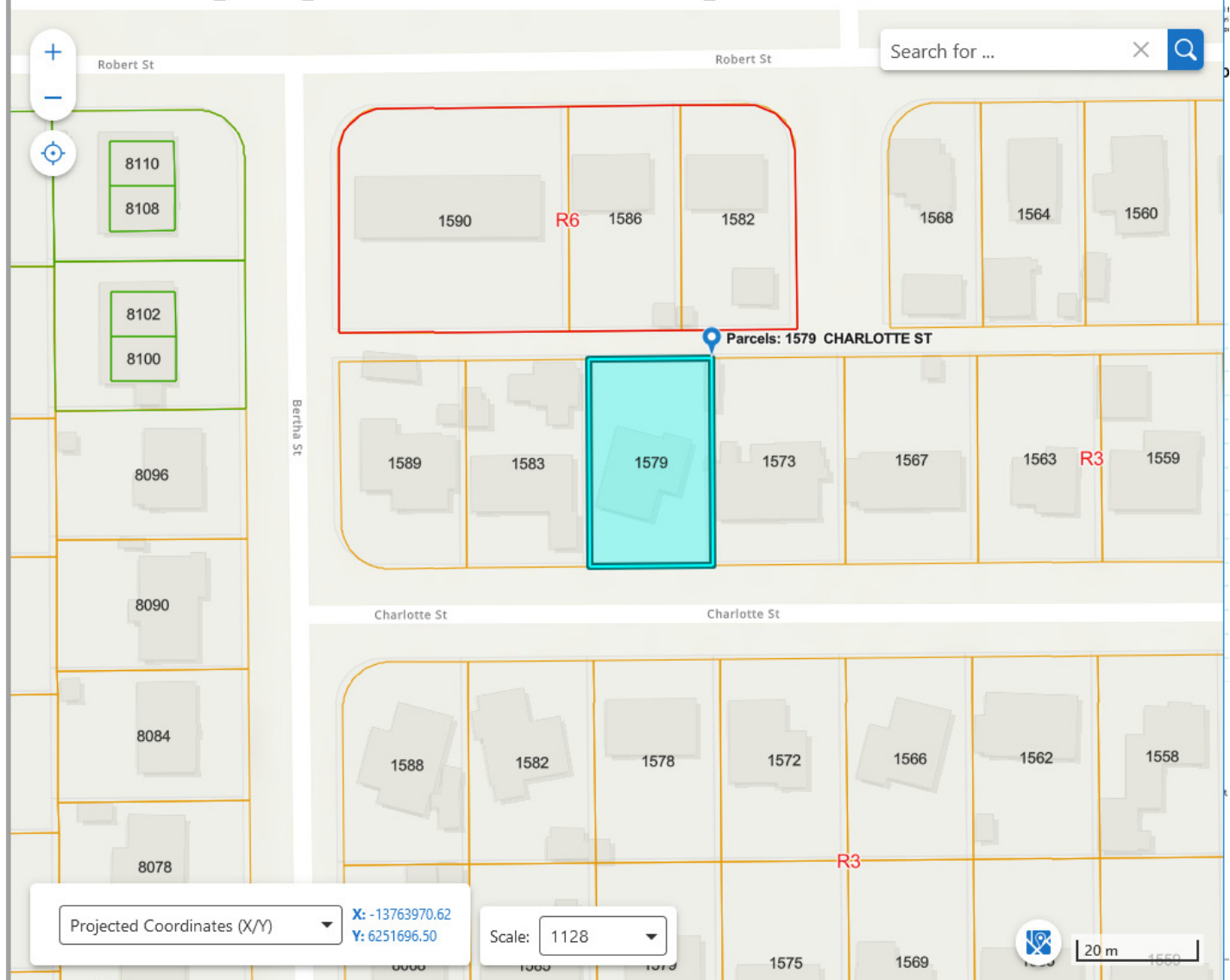
Updated electrics to current code

New pressure control valve for hot water tank

New motor in heat pump

### Parcels: 1579 CHARLOTTE ST

**House 1:** 1579  
**House 2:**  
**Street Name:** CHARLOTTE ST  
**Approx. m2:**  
**Approx. Acre:** 0.167513  
**Approx. Hectare:** 0.067793  
**PID:** 004-918-908  
**Folio:** 08827-000  
**Lot:** 3  
**Plan:** VIP11677  
**Non-Legal Descript:** L 3 BK 1 PL 11677  
**Section:** 20  
**Range:** 3  
**Land District:** Comiakien  
**Zoning:** R3  
**Split Zoned:** NA  
**Accuracy:**  
**Method:**  
**GIS Link ID:** 11206  
**Comments:**  
[Zoning Bylaw PDF](#)  
[Property Report](#)



## 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 m<sup>2</sup> (4,844 sq. ft.)
  - (b) Single-family dwelling with a secondary suite, 450 m<sup>2</sup> (4,844 sq. ft.)
  - (c) Two-family dwelling, 700 m<sup>2</sup> (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 m<sup>2</sup> (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 m<sup>2</sup> (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) [Repealed, BL3754]
  - (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 m<sup>2</sup> (7,000 sq. ft.) or larger; and
  - (b) 35% of the lot area for lots less than 650 m<sup>2</sup> (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) [Repealed. BL3891]
  - (b) [Repealed. BL3891]
  - (c) [Repealed. BL3891]
  - (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) [Repealed, BL3758]
  - (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 m<sup>2</sup> (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.



## 1579 CHARLOTTE ST CROFTON V0R 1R0

Area-Jurisdiction-Roll: 04-315-08827.000



04-315-08827000 10/31/2015

**Total value \$531,000**

2024 assessment as of July 1, 2023

Land	\$275,000
Buildings	\$256,000

Previous year value	\$515,000
Land	\$253,000
Buildings	\$262,000

### Property information

Year built	1957
Description	1 STY SFD - After 1930 - Standard
Bedrooms	3
Baths	2
Carports	
Garages	
Land size	66 x 111 Ft
First floor area	1,220
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

### Legal description and parcel ID

LOT 3, BLOCK 1, PLAN VIP11677, SECTION 20, RANGE 3,  
COMIAKEN LAND DISTRICT  
PID: 004-918-908

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

Apr 2, 2022	\$660,000
-------------	-----------

### 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

<b>Civic Address:</b>	1579 CHARLOTTE ST
<b>Folio:</b>	08827-000
<b>LTO Number:</b>	CA9956547
<b>PID:</b>	004-918-908
<b>MHR Number:</b>	
<b>Status:</b>	Active
<b>Property No:</b>	107531
<b>Legal:</b>	LOT 3 BLOCK 1 SECTION 20 RANGE 3 COMIAKEN PLAN 11677

## Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0090	1 STY SFD-AFTER 1930-STD
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	CROFTON	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	GREEN B	GREEN 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
2024		Reg	0.00	1	275,000	256,000	531,000	531,000
2023	May 10, 2023	Reg	3,141.63	1	253,000	262,000	515,000	515,000
2022	May 05, 2022	Reg	3,819.59	1	231,000	223,000	454,000	454,000

## 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.



# Black Jack

## Sweeps & Services

Tel: (250) 748-4011 Fax: (250) 748-4011

Email: blackjacksweep@hotmail.com

Website: www.blackjacksweep.ca

### SOLID FUEL INSPECTION FORM

WETT CERTIFICATION #4451

NAME: <u>ROWAN PROPERTY MANAGEMENT LTD</u>		DATE: <u>MAR 15/23</u>
ADDRESS: <u>1579 CHARLOTTE STR</u> POSTAL CODE: <u>VOR 1R0</u>		
CITY: <u>CROFTON</u> <u>B.C.</u>	PHONE:	POLICY#:

**LOCATION OF UNIT WITHIN DWELLING** LIVING ROOM Appliance Type: WOOD INSERT

Make: <u>PACIFIC ENERGY</u>	Model: <u>SUPER</u>	Serial #: <u>UNKNOWN</u>	Age: <u>?</u>
Labelled <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> CSA <input type="checkbox"/> ULC	<input checked="" type="checkbox"/> WARNOCK HERSEY	<input type="checkbox"/> OTHER

**HEATING UNIT** Manufacturer Approved Clearances (See Label on Appliance) ALL MEASUREMENTS ARE IN INCHES

Side: <u>12</u>	Back: <u>-</u>	Corner: <u>-</u>	Mantle (Insert) Measured From Insert Top Shelf: <u>24</u>
Hearth Front: <u>18</u>	Hearth Side: <u>8</u>	Hearth Rear: <u>-</u>	

ACTUAL AS MEASURED	Side: <u>N/A</u>	Back: <u>-</u>	Corner: <u>-</u>	Mantle (Insert) Measured From Insert Top Shelf: <u>N/A</u>
	Hearth Front: <u>18+</u>	Hearth Side: <u>18</u>	Hearth Rear: <u>-</u>	

**FUEL**

Wood Only Number of Cords burned per year? 1-2  Wood and Oil

How often is unit used? 2-3 days per week Is the unit primary source of heat?  YES  NO Primary source: ELECTRIC

**CHIMNEY** Note: Building Code Requires a Stainless Steel Liner for Masonry Fireplace Inserts

Masonry Clay Lined  YES  NO  Stainless Liner  YES  NO  Factory Built Class A Manufacturer:

Factory Built 650 Degrees  CSA  ULC  WARNOCK HERSEY Chimney is installed:  Inside Building  Outside Building

How often is Chimney cleaned? YEARLY By: BLACKJACK SWEEPS - SERVICES Date of last cleaning: JULY 2021

**STOVEPIPE**

Single Wall Stovepipe  Double Wall Stove Pipe Manufacturer: \_\_\_\_\_ Does Stove Pipe Pass Through a Combustible Wall?  YES  NO Length of Stove Pipe: \_\_\_\_\_

Distance to wall: \_\_\_\_\_ Construction of Wall: \_\_\_\_\_ Distance to Ceiling: \_\_\_\_\_ Construction of Ceiling: \_\_\_\_\_

**INSTALLATION**

Was the appliance installed by a heating contractor?  Unknown  NO  YES Name of Firm: SOUTH ISLAND FIREPLACE

Was the Chimney installed by a heating or masonry contractor?  Unknown  NO  YES Name of Firm: SAME LINER

Does the stovepipe pass through a concealed space?  N/A  NO  YES Explain: \_\_\_\_\_

Is protective shielding used around heating unit?  NO  YES Material, clearances etc. \_\_\_\_\_

Does the unit share a chimney flue with any other appliance?  NO  YES Explain details: \_\_\_\_\_

Does other appliance vent above or below the unit?  Above  Below \_\_\_\_\_

Has the installation, included chimney been inspected and approved by a fire department or building code inspector?  NO  YES Name of Inspector: \_\_\_\_\_

Smoke detector on the same floor as unit?  YES  NO Carbon Monoxide detector in the building?  YES  NO

Fire extinguisher in the area of the unit?  YES  NO TYPE: ABC

Where are ashes kept? METAL BUCKET How are ashes disposed of? GARDEN - COMPOST

Special Notes

SYSTEM PASSES INSPECTION

*[Signature]*



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The information and documentation included  
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reliable sources, but should not be relied  
upon without further independent  
investigation and verification by the Buyer.

Dan Johnson Personal Real Estate Corporation

Pemberton Holmes Ltd

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250-709-4987

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