

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

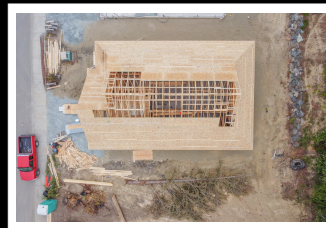
2033 Oakhill Pl, Duncan



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 by the Buyer.



2033 Oakhill Pl



Welcome to the new and desirable neighbourhood of Oakhill Pl! This rancher, under construction by reputable Memory Lane Construction, will have high-end finishes and a welcoming open floor plan. The kitchen will have quartz countertops, plenty of beautiful cabinetry, and high-end stainless appliances. A gas fireplace will lend a cozy element to the living room, and lots of windows will flood the home with natural light and LED lighting provides energy efficient illumination throughout the home. 3 Spacious bedrooms and 2 beautiful bathrooms plus a bonus space upstairs. Energy efficient heat pump for heating and cooling, and lifetime warranty water heaters. Attention will be paid to every detail. Construction is expected to be completed in November 2025.



Area	Duncan
Bedrooms	3
Bathrooms	2
Lot Size	0.13 acre
Floor Space	1,736 Sqft

Built	2025
Taxes	
MLS#	1003151
Parking	2

Dan Johnson*

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Pemberton Holmes Ltd

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 Pemberton Holmes Ltd. (Dun)



Property One Page Resi Client

2033 Oakhill Pl Duncan BC V9L 0J2
MLS® No: 1003151 \$899,000 Active



Welcome to the new and desirable neighbourhood of Oakhill Pl! This rancher, under construction by reputable Memory Lane Construction, will have high-end finishes and a welcoming open floor plan. The kitchen will have quartz countertops, plenty of beautiful cabinetry, and high-end stainless appliances. A gas fireplace will lend a cozy element to the living room, and lots of windows will flood the home with natural light and LED lighting provides energy efficient illumination throughout the home. 3 Spacious bedrooms and 2 beautiful bathrooms plus a bonus space upstairs. Energy efficient heat pump for heating and cooling, and lifetime warranty water heaters. Attention will be paid to every detail. Construction is expected to be completed in November 2025.

Room	Level	Dims/Pieces
Bathroom	Main	4-Piece
Bedroom	Main	10'1x11'0
Bedroom	Main	9'1x10'9
Bedroom - Primary	Main	11'8x12'5
Dining Room	Main	10'5x8'3
Ensuite	Main	3-Piece
Entrance	Main	5'0x7'6
Kitchen	Main	11'4x11'0
Laundry	Main	11'8x6'5
Living Room	Main	10'10x17'6
Pantry (Finished)	Main	3'8x4'2
Walk-in Closet	Main	7'1x6
Bonus Room	Second	14'0x19'2

MLS® No: 1003151

Status: Active

Area: Duncan

DOM: 7

Sub Type: Single Family Detached

Pend Date:

List Price: \$899,000

Orig Price: \$899,000

Sub Area: Du East Duncan

Sold Price:

Title: Freehold/Strata

Interior

Beds: 3	Baths: 2	Kitchens: 1	Fireplaces: 1	Storeys:
FinSqFt Total: 1,736	UnFin SqFt: 0	SqFt Total: 1,736	Basement: No	Addl Accom:
2pc Ensuites: 0	3pc Ensuites: 1	4+pc Ensuites: 0	Beds or Dens: 3	Laundry: In House
Layout: Main Level Entry with Upper Level(s)				
Heating: Electric, Heat Pump				
Intr Ftrs:				
Cooling: Air Conditioning				

Exterior/Building

Built (Est): 2025	Front Faces: South	Storeys:	Bldg Warranty: Yes
Construction: Frame Wood, Insulation: Ceiling, Insulation: Walls		Foundation: Poured Concrete	Roof: Fibreglass Shingle
Lgl NC Use:	Access: Road: Paved	Bldg Style:	
Exterior Ftrs:			

Lot

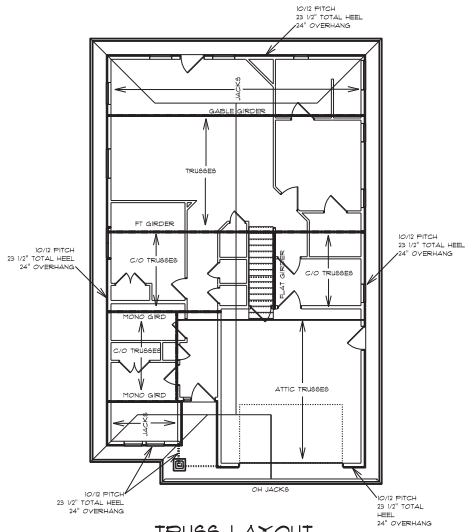
Lot SqFt: 5,663	Lot Acres: 0.13	Dimensions:	Shape:	
Park Type: Garage Double	Park Spcs: 2	View:	Waterfront:	Water: Municipal
Carport Spcs: 0	Garage Spcs: 2			
Sewer: Sewer Connected	Restrictions:	Services:		
Lot Ftrs: Family-Oriented Neighbourhood, No Through Road, Quiet Area, Recreation Nearby				

Legal/Public Records

Assessed: \$259,000	Assess Yr: 2025	Taxes: \$1,802	Tax Year: 2024
PID: 031-280-382	Roll No: 1938012	Zoning: R3	Zone Desc: Residential
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: Strata Lot 10, Sections 19 and 20, Range 7, Quamichan District, Strata Plan EPS5436, together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown as Form V			

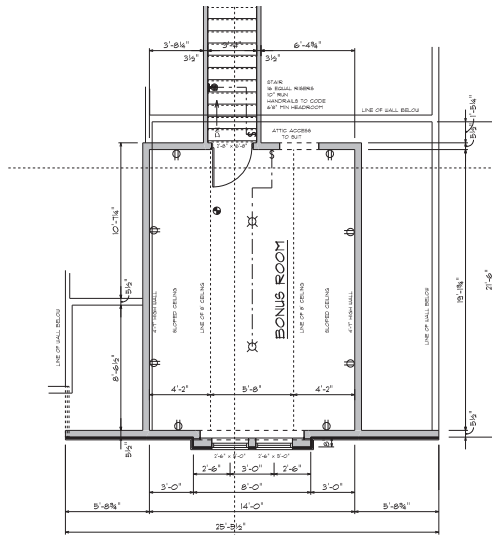
Strata

Strata/Pad Fee: \$11	Strata/Pad Fee Year: 2025	Prop Mgr:	Mgr Phone:
Complex:	Bldgs/Cmplx:	Str Lots/Cmplx: 20	Str Lots/Bldg:
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:
Park SqFt:	Park Incl:	Park Cmn Sp:	Park LCP Spc:
Depr Rpt?: No	Plan Type: Bare Land	Lvls in Unit:	Unit's Level:
Rent Allwd?: Unrestricted			
Yngst Age: 0			
Pets Allwd: Aquariums, Birds, Caged Mammals, Cats, Dogs	see bylaws		
BBQs Allwd: Yes			
Smoking Byl: Unknown			
Unit Incl:			
Assmt Incl:			
Shrd Am:			



TRUSS LAYOUT

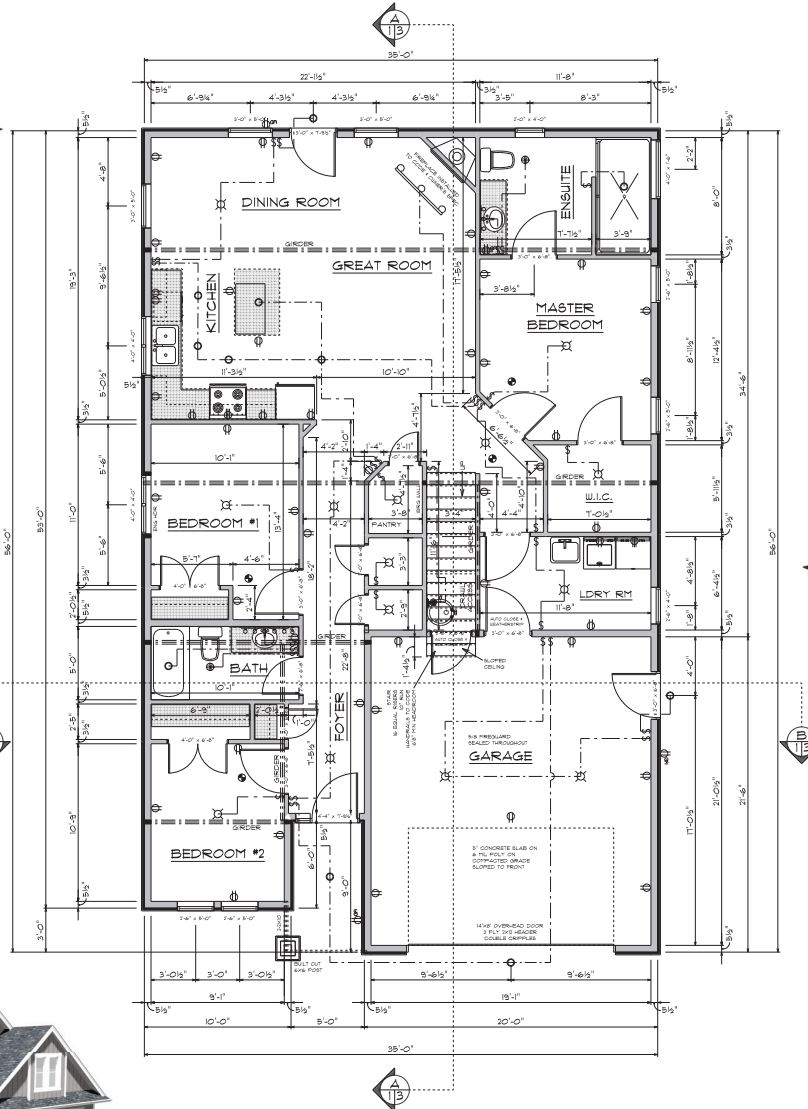
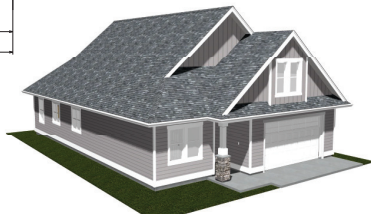
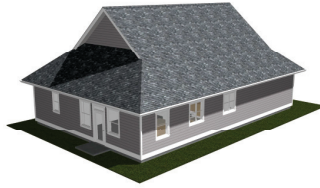
SCALE 1/8"=1'-0"



BONUS ROOM

SCALE: 1/4" = 1'-0"

281 SQUARE FEET LIVING



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

1455 SQUARE FEET LIVING

430 SQUARE FEET GARAGE



- NOTES
- ALL WORK SHALL CONFORM TO CURRENT BUILDING CODES AND LOCAL BYLAWS
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS
 - BUILDER MUST VERIFY ALL DIMENSIONS, INFORMATION, AND SPECIFICATIONS BEFORE STARTING WORK AND NOTIFY DESIGNER OF ANY ERRORS
 - FOOTINGS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED FOR SOIL BEARING CAPACITY OF 3000 PSF. IF LESSER BEARING CAPACITY, IT IS THE RESPONSIBILITY OF OWNER / CONTRACTOR TO HAVE FOOTINGS REDESIGNED BY ENGINEER TO SUIT SITE CONDITIONS
 - ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 30MPA # 38 DAYS
 - CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION
 - ALL CONCRETE AND MASONRY FOUNDATION WALLS EXCEEDING LIMITS STATED IN BUILDING CODES REQUIRE DESIGN BY A REGISTERED STRUCTURAL ENGINEER
 - ALL FOOTINGS TO HAVE 2 ROWS OF 1/2" REBAR 1' CLEAR FROM SIDE + BOTTOM
 - ALL WOOD FRAMING TO BE #1 OR BETTER DOUGLAS FIR OR SPRUCE
 - ALL LINTELS TO BE 2X10 #1 DOUGLAS FIR OR BETTER UNLESS OTHERWISE NOTED
 - ALL WOOD CONTACTING CONCRETE TO BE SEPARATED WITH APPROVED MATERIAL
 - JOISTS ARE TO BE DOUBLED UNDER PARTITIONS
 - ALL ENGINEERED COMPONENTS TO BE INSTALLED TO MANUFACTURER'S SPEC.
 - BUILDING MUST BE PROVIDED WITH MECHANICAL VENTILATION DESIGN BY OTHER
 - ATTIC TO BE VENTED MINIMUM 1500 SQ. FT. AREA
 - UNHEATED CRAWLSPACES TO BE VENTED MINIMUM 1500 SQ. FT. AREA

BEAM# (D) DENOTES DROPPED

(F) DENOTES FLUSH

ALL DIMENSIONS TO FACE OF STUDS
FACE OF STUDS FLUSH WITH CONCRETE

WALL LEGEND

- 2 X 6 STUD WALL (5 1/2" THICK)
- 2 X 4 STUD WALL (3 1/2" THICK)



PROPOSED HOUSE PLANS FOR
MEMORY LANE

DATE: AS SHOWN DRAWN BY: JOHN VEUSER

DATE: November 11, 2024 PRICE: 250-748-6770

MAIN FLOOR PLAN

SITE: LOT #1

OAKHILL PLACE

SUNSHINE, BC

1/5

Strata: 2033 OAKHILL PLC

Strata: 2033 OAKHILL PLC

House 1: 2033

House 2:

Street Name: OAKHILL PLC

Strata Level:

Approx. m2:

Approx. Acre: 0.131570

Approx. Hectare: 0.053246

PID: 031-280-382

Folio: 01938-012

Lot: 10

Plan: EPS5436

Non-Legal Descript: SL 10 PL EPS5436

Section: 19

Range: 7

Land District: Quamichan

Zoning: R3

Split Zoned: NA

Accuracy: <1m

Method: COGO

GIS Link ID: 14860

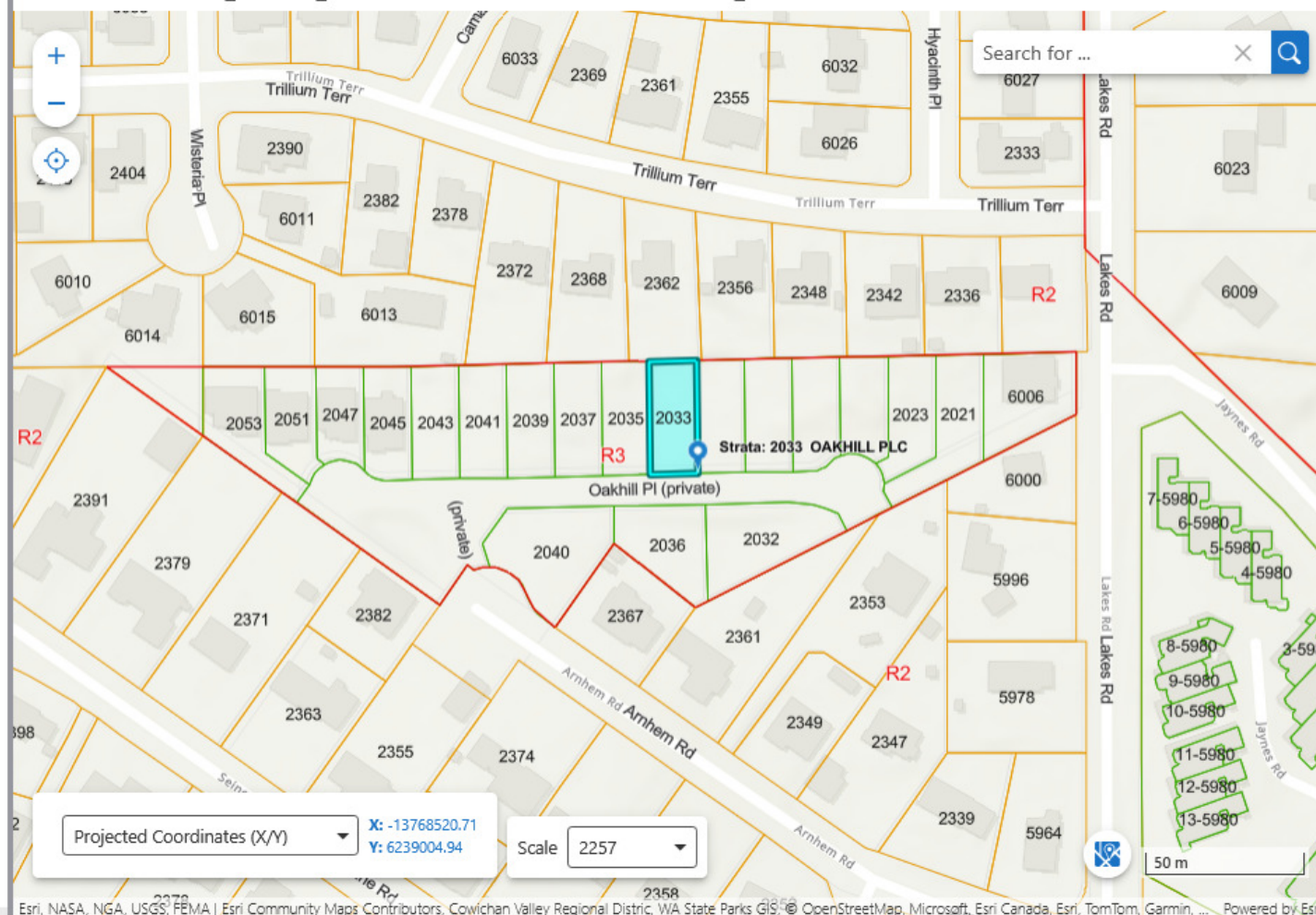
Comments:

[Zoning PDF](#)

[Property Report](#)

Help Layer List Draw Measure Edit Markup Clear Markup Print Hide Items

MUNICIPALITY OF
NORTH
Cowichan



Projected Coordinates (X/Y) X: -13768520.71 Y: 6239004.94

Scale 2257

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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
 - Detached Accessory Dwelling Unit
 - Home-based Business
 - Multi-Family Residence
 - Secondary Suite
 - Single-Family Dwelling
 - Supportive Housing
 - Two-Family Dwelling [BL3302]

Minimum Lot Size

- (2) The minimum permitted lot size in the R3 zone is 670 m² (7,212 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage in the R3 zone is 18.0 m (59.06').

Density

- (4) The maximum permitted density for the R3 zone is as follows:
- (a) The number of residential buildings shall not exceed one, except, where the principal residential building consists of a single-family dwelling with or without a secondary suite, in which case one detached accessory dwelling unit is permitted.
 - (b) The number of dwelling units shall not exceed:
 - (i) Three in the case of lots that are less than 280 m² (3,014 sq. ft.) in area.
 - (ii) Four in the case of lots that are at least 280 m² (3,014 sq. ft.) but not more than 4,050 m² (1 acre) in area.
 - (iii) Two in the case of lots that are greater than 4,050 m² (1 acre) in area.

Maximum Lot Coverage

- (5) Where a lot contains one residential building and up to two dwelling units the maximum permitted lot coverage in 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.).
- (5.1) Where a lot contains three or more dwelling units or contains a detached accessory dwelling unit the maximum permitted lot coverage in the R3 zone is as follows:
- (a) 35% of the lot area for lots of 650 m² (7,000 sq. ft.) or larger;
 - (b) 40% of the lot area for lots less than 650 m² (7,000 sq. ft.) but larger than 500 m² (5,382 sq. ft.); and
 - (c) 45% of the lot area for lots 500 m² (5,382 sq. ft.) or less.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R3 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 4.5 m (14.76')
 - Yard, Side, 1.5 m (4.92')
 - Yard, Side when adjacent to a lane or street, 3.0 (9.8')
 - Yard, Rear, 7 m (22.97')

- (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]
 - (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]
- (9) Despite sections 58 (2) and 58 (3) the minimum permitted lot size is 450 m² (4,844 sq. ft.) and the minimum permitted frontage is 15 m (49.21') on the following properties:
 - (a) 6077 Mary Street (PID: 000-328-332)
 - (b) 3056 Gibbins Road (PID: 005-667-909)
 - (c) Lot 1 Sophia Road (PID: 029-263-123)
 - (d) 3214 Cowichan Lake Road (PID: 001-086-359)
 - (e) 7978 Tidemark Way (PID: 028-795-261)
 - (f) 6125 Lakeview Drive (PID: 003-760-251)
 - (g) 9921 Echo Heights (PID: 027-633-250)
 - (h) 5850 (Lot 3) Highland Avenue (PID: 007-387-687)
 - (i) 1578 Adelaide Street (PID: 003-247-988)
 - (j) 3192 Sherman Road (PID: 002-748-851)
 - (k) 5951 Highland Avenue (PID: 000-392-651)

Driveway Width

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

drop-off depot, office, hospital, prison, university or college, or by a crown corporation, and may include an accessory helicopter landing pad; [BL3457]

"public utility use" means a use providing for public utility facilities for water, sewer, electrical, telephone, and similar services where such use is approved by the District; [BL3083]

"racetrack" means the use of land for the purpose of holding motor vehicle, motorcycle, horse, or go-cart races;

"recreation area" means an area which is set aside for active or passive recreation and which is exclusive of the required yards;

"recreational facility" means the use of buildings, structures, or land for gymnasiums, indoor or outdoor racquet courts, curling rinks, skating rinks, swimming pools, aerobic studios, weight rooms, bowling alleys, and the like, and may include accessory restaurants, offices, or sporting goods sales;

"recreational vehicle" means a (a) camper, (b) travel trailer, (c) fifth wheel, or (d) motor home, with a maximum width of 2.6 m in transit mode that is licensed under a Provincial enactment; [BL3521]

"recreation facility small scale," means the use of premises as a facility for indoor racquet courts, swimming pools, hot tubs, saunas, aerobic studios, or weight room; [BL3521]

"recycling drop-off depot" means the use of land or a building for the drop-off of household recyclable materials; [BL3521]

"recycling depot" means the use of a building to collect and sort municipal solid waste, refund containers, or recyclable material but does not include recycling industrial use; [BL3521]

"recycling industrial use" means the use of land, a building, or a structure

- (a) to process municipal solid waste or recyclable material into new products, or
- (b) for a feedstock to manufacture products, or
- (c) to convert recyclable materials or municipal solid waste into a form suitable for transportation or manufacture into new products; [BL3521]

"residential building" means a building containing a residential use and/or sleeping unit;

"residential rental tenure" means, in relation to a dwelling unit, a tenancy governed by a tenancy agreement that complies with the Residential Tenancy Act; [BL3868]

"residential use" means the occupancy or use of a building, or part thereof, as a dwelling unit;

"resource use" means a use providing for extracting, grading, crushing, screening, and storing sand, gravel, minerals, and peat, but excludes all manufacturing of products;

"restaurant" means an eating establishment, which may serve alcohol, where food is sold to the public for consumption within the premises, within the patron's motor vehicle, or to be taken to another location for consumption;

"retail store" means a use of a building or land to sell or rent goods or wares, other than motor vehicles and heavy equipment; [BL3323]

"retaining wall" means a structure erected to hold back, stabilize or support water or land. It involves the alteration of land and is used to stabilize or modify slopes, level sites, and correct grade differences. Retaining walls may also form a system containing one or more terraced retaining walls; [BL3891]

"riding stable" means a building, structure, or premises used for a commercial operation as a stable where horses can be trained or boarded, or where riding lessons can be given;

"riparian assessment area" means the following, when measured from the high water mark:

- (a) for a stream, the 30 m (98.43') strip on both sides of the stream,
- (b) for a ravine less than 60 m (196.85') wide, a strip on both sides of the stream measured to a point that is 30 m (98.43') beyond the top of the ravine bank, and
- (c) for a ravine 60 m (196.85') wide or greater, a strip on both sides of the stream measured to a point that is 10 m (32.81') beyond the top of the ravine bank; [BL3323]

"seafood market" means the use of buildings, structures, or land for the retail sale of seafood and related items;

"secondary suite" means an additional dwelling unit which is accessory to a single-family dwelling or a two-family dwelling, and meets the requirements set out in section 40.4(1); [BL3033, BL3674]

"septage" means a combination of water carried liquid and solid wastes or settles solids from residences, businesses and institutions normally collected in a septic tank, holding tank, or accumulated in wastewater

numbered, bumpered, illuminated, and drained to the standard established by the Municipal Engineer.

- (2) Off-street parking facilities for Single-Family Residences and Two-Family Residences are hereby exempted from the standards set out in section 17 (1) (b).
- (3) Off-street parking facilities for Mobile Home Park are required to follow the standards set out in the "Mobile Home Park Bylaw 1978", No. 1775.
- (4) Off-street parking facilities for institutional uses which are located within the Agricultural Zone (A1) or Rural Zone (A2), are hereby exempted from the above paving, marking, and numbering standards. However, such parking facilities must be graveled, illuminated, and bumpered.
- (5) Where there is more than one use of a lot, required off-street parking spaces shall be calculated and provided for each use.

- 18**
- (1) All required off-street parking shall be located on the same lot as the building or use for which the parking is required, except where an owner or occupier has paid for parking instead of providing off-street parking, pursuant to a Bylaw adopted under the *Municipal Act*.
 - (2) No off-street parking is permitted in the required front yard of the following zones:
 - (a) Residential Multi-Family Zone (R7);
 - (b) Residential Ground-Oriented Multi-Family Zone (R7-A);
 - (c) Residential Multi-Family Apartment Zone (R8). [BL3427]

- 19** The minimum setback for off-street parking for Commercial, Industrial, and Institutional uses for the Yard, Front is .6m (1.96').

- 20** All required visitor parking spaces must be designated as such by appropriate signs.

- 20.1** At most, 25% of the number of off-street parking spaces required by this bylaw may be for small cars.
[BL3150]

- 21** The minimum number of required off-street parking spaces for each use category shall be as follows:
- (1) Residential

Assisted Living, Supportive Housing, and Community Care Facilities with a maximum of 10 residents	1 space per 3 resident rooms plus the single-family requirements
Bed and Breakfast	1 space per guest room plus the single-family requirements
Boarding and Rooming House	1 space per boarder plus the single-family requirements
Accessory Dwelling Unit	2 spaces
Congregate Housing	1 space per 3 resident rooms plus 15% of the total number of rooms designated as visitor and staff parking
Detached Accessory Dwelling Unit, Secondary Suite	1 space
Home-based Business	1 space per 46 m ² (495.16 sq. ft.) gross floor area plus the single-family requirements
Mobile Home on Lot	2 spaces
Mobile Home in Park	1.5 spaces
Mobile Home Office in Park	3 spaces
Modular Home	2 spaces
Multi-Family Residential, Apartment	1.5 spaces per dwelling unit plus spaces designated as visitor

Shipping Containers

40.1 Shipping containers may be placed on land provided they meet the following requirements:

- (a) within the Industrial Light Zone (I1) a maximum of two shipping containers per site are permitted where used for accessory storage;
- (b) within the Industrial Heavy Zone (I2) a maximum of one shipping container per every 0.4 hectares (1 acre) of land, up to a maximum of 10 shipping containers, is permitted where used for accessory storage;
- (c) where used for accessory storage purposes, placement of a shipping container must meet all accessory building setback requirements, with the exception of shipping containers within the I1 zone, which must either meet the setback requirements for accessory buildings, or be no closer to the front property line than the front wall of any principal building, whichever is greater;
- (d) within the I1 and I2 zones, shipping containers may be used as a building material in the construction of a principal or accessory buildings only if a development permit and building permit have been obtained;
- (e) a container may be used for the temporary storage of tools and materials during the construction or maintenance of any utility, building or structure for which a required building permit has been obtained and remains active, but the container must be removed prior to issuance of an occupancy permit, and
- (f) one container per lot intended for use as an emergency preparedness kiosk shall be permitted in all Private Institutional (PI) and Public Use (PU) zones. [BL3511]

Liquor sales in grocery stores prohibited

40.2 The sale of liquor in grocery stores is prohibited. [BL3651]

Cannabis Production within the BC Agricultural Land Reserve (ALR) [BL3597; BL3741, BL3797]

- 40.3** (1) ALR soil based cannabis production facility is an additional permitted use on all lands within the ALR that are in an Agricultural or Rural zone
- (2) Any cannabis production facility in the ALR must be setback a minimum of:
- (i) 30 m from a watercourse,
 - (ii) 15 m from all property lines,
 - (iii) 30 m from residentially zoned land, where a minimum 15 m buffer is provided on the adjacent residentially zoned land,
 - (iv) 60 m from residentially zoned land, where no minimum 15 m buffer is provided on the adjacent residentially zoned land,
 - (v) 100 m from the urban containment boundary established in the Official Community Plan,
 - (vi) 100 m from the Agricultural Land Reserve boundary, and
 - (vii) 150 m from land dedicated, zoned, or otherwise identified as public parkland, Public Use (PU) Zone, or Public Conservation (PC) Zone.

Secondary Suites and Detached Accessory Dwelling Units

- 40.4** (1) A secondary suite must have:
- (a) no more than 2 bedrooms, and
 - (b) driveway access that is shared with the access to the single-family dwelling, unless the lot fronts two streets or a lane, in which case a secondary suite may have a separate access onto the second street or lane. [BL3674]
- (2) The maximum size for a detached accessory dwelling unit is 120 m² (1,292 sq. ft.) of gross floor area.

OAKHILL PL DUNCAN

Area-Jurisdiction-Roll: 04-315-01938.012



Total value \$259,000

2025 assessment as of July 1, 2024

Land \$259,000

Buildings \$0

Previous year value \$293,000

Land \$293,000

Buildings \$0

Property information

Year built

Description Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size 5736 Sq Ft

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

STRATA LOT 10, PLAN EPS5436, SECTION 19, RANGE 7, 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: 031-280-382

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:	2033 OAKHILL PLC
Folio:	01938-012
LTO Number:	CA8436003
PID:	031-280-382
MHR Number:	
Status:	Active
Property No:	121029
Legal:	STRATA LOT 10 SECTION 19 RANGE 7 QUAMICHAN PLAN EPS5436 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Property Attributes		
Title	Value	Description
BCAA		
MANUAL CLASS	0146	1 1/2 Sty Sfd - New Standard
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE 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
2025 May 02, 2025	Reg	1,718.01	1	259,000	0	259,000	259,000
2024 May 15, 2024	Reg	1,801.61	1	293,000	0	293,000	293,000
2023 May 10, 2023	Reg	1,677.81	1	295,000	0	295,000	295,000

Licensing Information
There is no licensing account information for this property.

Community Development Folder BP010269			
Project No.:	PRJ-000838	Folder Manager:	PETER PENNINGTON
Status:	ACTIVE	Applied Date:	Dec 09, 2024
Type:	SINGLE FAMILY DWELLING - NEW	Completed Date:	
Purpose:	This permit is for a new single family dwelling		

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.



Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

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 by the Buyer.

Dan Johnson Personal Real Estate Corporation

Pemberton Holmes Ltd

23 Queens Rd, Duncan, BC V9L 2W1

250-709-4987

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