

# Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON  
HOLMES*

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## Information Package

For

***3468 Arbutus Dr S, Cobble Hill***



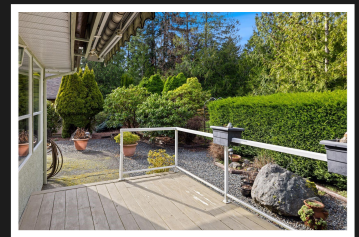
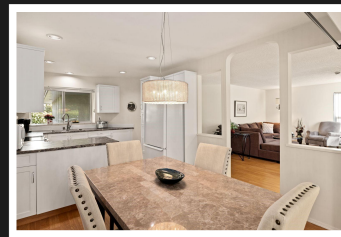
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## FANTASTIC HOME IN ARBUTUS RIDGE!



### 3468 Arbutus Dr

Fantastic home in desirable Arbutus Ridge with a view of the 8th green! This light and bright 2 bed/2 bath home has a great layout with generous living spaces. Recent updates include a newer hot water tank, 2 new toilets, and exterior paint. Other features include wide hallways accommodating mobility and an awning to provide shade on the deck. The living room features a natural gas fireplace and an extra space for a library/reading nook, dining room with new modern light fixture with sliders to the deck and private yard. The updated kitchen has plenty of cupboards and counter space, modern finishes and a big window. The remainder of the home includes the primary suite including a 4pc bath and walk-in closet, a second bedroom, 3pc main bath and laundry. Double garage and easy to maintain yard. Community amenities include a clubhouse, seasonal pool/hot tub, and many more. This home needs to be seen to be truly appreciated. Call your agent today to view.



**Priced at**  
**\$779,000**

Area	Cobble Hill	Age	1990
Bedrooms	2	Taxes	3299
Bathrooms	2	Tax Year	2023
Lot Size	5227.2	MLS#	953489
Floor Space	1355	Parking	

**DAN JOHNSON\***

Pemberton Holmes - Duncan

Scan this QR  
Code with your  
smart phone



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

23 Queens Road  
Duncan, V9L 2W1



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 wrkn4you@gmail.com  
 Pemberton Holmes Ltd. (Dun)



**3468 Arbutus Dr S Cobble Hill BC V0R 1L1**  
 MLS® No: **953489** \$779,000 **Active**



Fantastic home in desirable Arbutus Ridge with a view of the 8th green! This light and bright 2 bed/2 bath home has a great layout with generous living spaces. Recent updates include a newer hot water tank, 2 new toilets, and exterior paint. Other features include wide hallways accommodating mobility and an awning to provide shade on the deck. The living room features a natural gas fireplace and an extra space for a library/reading nook, dining room with new modern light fixture with sliders to the deck and private yard. The updated kitchen has plenty of cupboards and counter space, modern finishes and a big window. The remainder of the home includes the primary suite including a 4pc bath and walk-in closet, a second bedroom, 3pc main bath and laundry. Double garage and easy to maintain yard. Community amenities include a clubhouse, seasonal pool/hot tub, and many more. This home needs to be seen to be truly appreciated. Call your agent today to view.

Room	Level	Dims/Pieces
Bathroom	Main	3-Piece
Bedroom	Main	9'9x11'3
Bedroom - Primary	Main	11'5x15'0
Dining Room	Main	10'3x13'8
Ensuite	Main	4-Piece
Entrance	Main	6'0x8'6
Kitchen	Main	10'3x10'8
Laundry	Main	6'0x7'0
Living Room	Main	19'7x12'8
Walk-in Closet	Main	7'0x4'3
Other	Main	9'5x6'8

MLS® No: **953489** List Price: **\$779,000**  
 Status: **Active** Orig Price: **\$779,000**  
 Area: **Malahat & Area** Sub Area: **ML Cobble Hill**  
 DOM: **1** Sold Price:  
 Sub Type: **Single Family Detached**  
 Pend Date: Title: **Freehold/Strata**

**Interior**

Beds: <b>2</b>	Baths: <b>2</b>	Kitchens: <b>1</b>	Fireplaces: <b>1</b>	Storeys:
FinSqFt Total: <b>1,355</b>	UnFin SqFt: <b>0</b>	SqFt Total: <b>1,355</b>	Basement: <b>No</b>	Add Accom:
2pc Ensuites: <b>0</b>	3pc Ensuites: <b>0</b>	4+pc Ensuites: <b>1</b>	Beds or Dens: <b>2</b>	Laundry: <b>In House</b>
Layout: <b>Rancher</b>		Appl Incl: <b>Dishwasher, F/S/W/D</b>		
Heating: <b>Baseboard, Electric</b>		Cooling: <b>None</b>		
Intr Ftrs:				

**Exterior/Building**

Built (Est): <b>1990</b>	Front Faces: <b>East</b>	Storesys:	Bldg Warranty:
Construction: <b>Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco</b>		Foundation: <b>Poured Concrete</b>	Roof: <b>Tile</b>
Lgl NC Use:	Access: <b>Road: Paved</b>		Bldg Style:
Exterior Ftrs: <b>Balcony/Deck, Low Maintenance Yard</b>			

**Lot**

Lot SqFt: <b>5,227</b>	Lot Acres: <b>0.12</b>	Dimensions:	Shape:	
Park Type: <b>Driveway, Garage Double</b>	Park Spcs: <b>3</b>	View:	Waterfront:	Water: <b>Municipal</b>
Carport Spcs: <b>0</b>	Garage Spcs: <b>2</b>			
Sewer: <b>Sewer Connected</b>	Restrictions:	Services:		
Lot Ftrs: <b>Adult-Oriented Neighbourhood, Gated Community, Landscaped, Near Golf Course, Quiet Area, Recreation Nearby</b>				

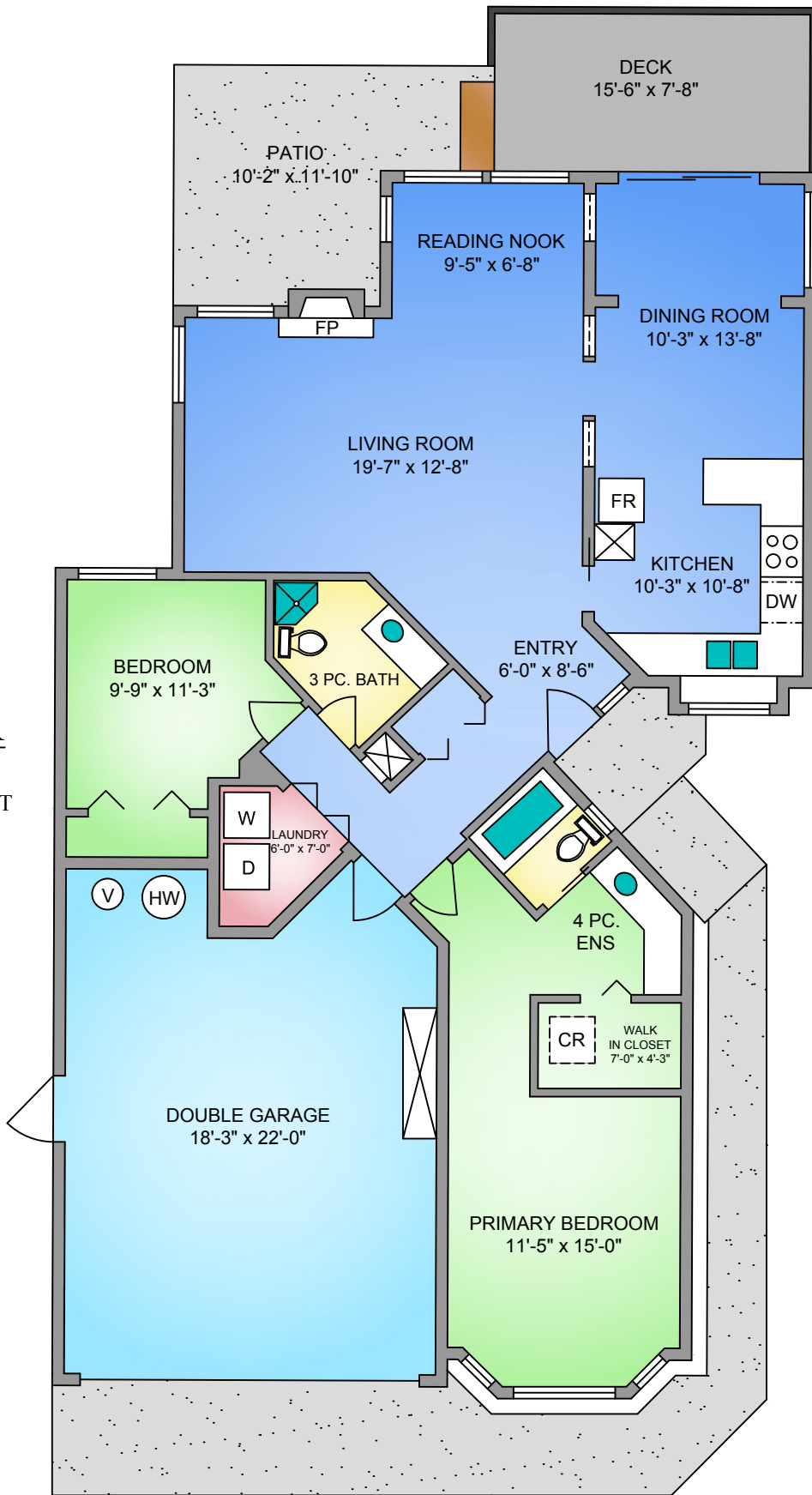
**Legal/Public Records**

Assessed: <b>\$741,000</b>	Assess Yr: <b>2024</b>	Taxes: <b>\$3,299</b>	Tax Year: <b>2023</b>
PID: <b>015-680-576</b>	Roll No: <b>4365639</b>	Zoning: <b>CD-1</b>	Zone Desc: <b>Residential</b>
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: <b>Strata Lot 339, Section 11, Range 10, Shawnigan Land District, (Phase 10), Plan VIS1601, together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1</b>			

**Strata**

Strata/Pad Fee: <b>\$482</b>	Strata/Pad Fee Year: <b>2024</b>	Prop Mgr: <b>NAI Goddard &amp; Smith</b>	Mgr Phone: <b>(604) 534-7974</b>
Complex:	Bldgs/Cmplx:	Str Lots/Cmplx: <b>646</b>	Str Lots/Bldg:
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:
Park SqFt:	Park Incl:	Park Cmn Sp:	Park LCP Spc:
Depr Rpt?: <b>Yes</b>	Plan Type: <b>Bare Land</b>	Lvls in Unit:	Unit's Level:
Subdivision Name: <b>Arbutus Ridge</b>			
Rent Allwd?: <b>Some Rentals</b>		<b>See Bylaws</b>	
Yngst Age: <b>55</b>			
Pets Allwd: <b>Aquariums, Birds, Caged Mammals, Cats, Dogs, Number Limit, Size Limit</b>			
BBQs Allwd: <b>Yes</b>			
Smoking Byl: <b>Unknown</b>			
Unit Incl: <b>Deck/Patio, Garage, Private Garden</b>			
Assmt Incl: <b>Garbage Removal, Property Management, Sewer, Water</b>			
Shrd Am: <b>Clubhouse, Common Area, Fitness Centre, Meeting Room, Pool, Recreation Facilities, Secured Entry</b>			

NORTH



**MAIN FLOOR**

**1355 SQ. FT.**

8'-0" CEILING HEIGHT

3468 ARBUTUS DRIVE SOUTH

FEB 23, 2024

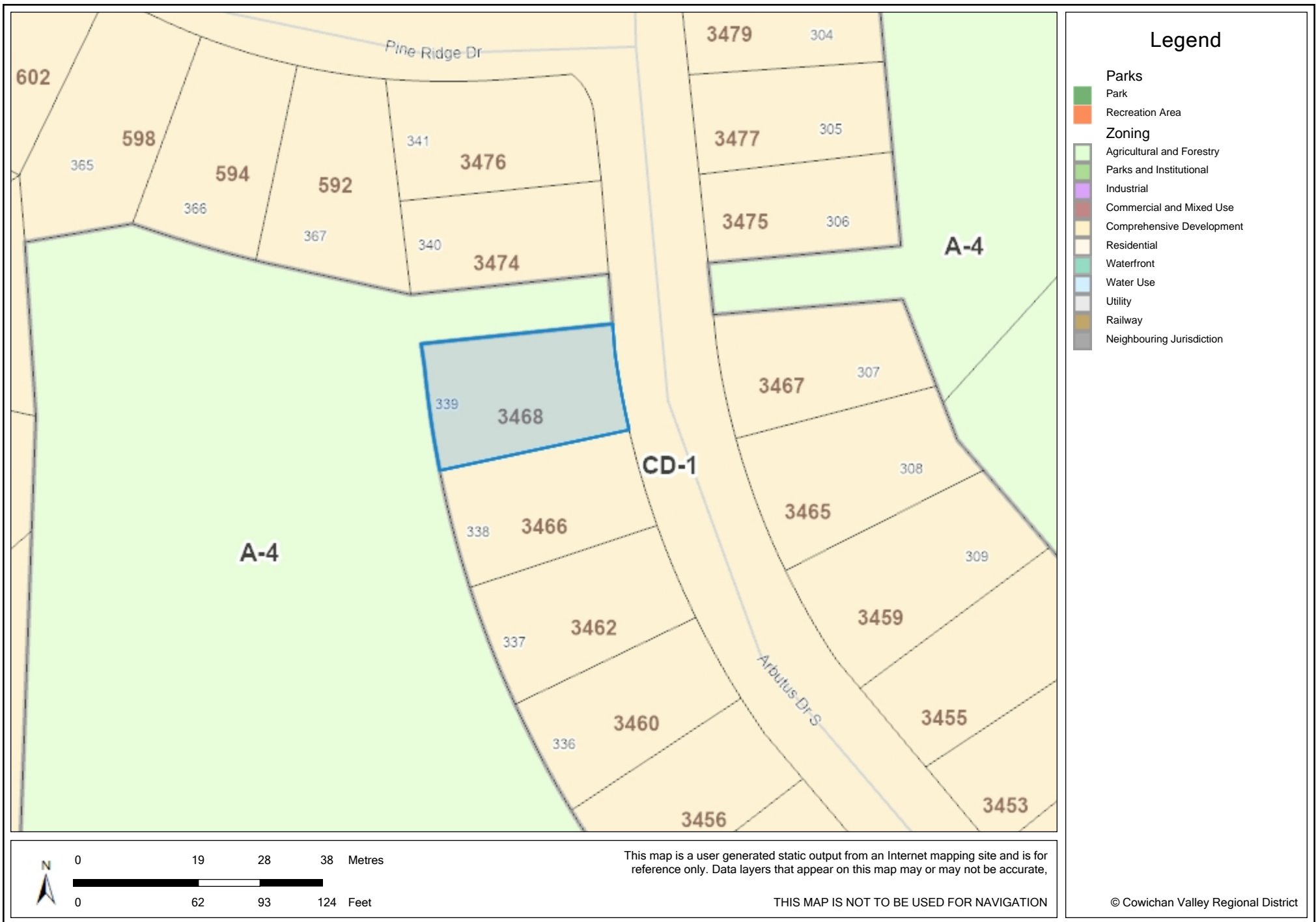
PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON.  
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	GARAGE	DECK / PATIO
MAIN	1355	1355	456	270
<b>TOTAL</b>	<b>1355</b>	<b>1355</b>	<b>456</b>	<b>270</b>



250-415-0041

karyn@propermeasure.com  
www.propermeasure.com



**11.1 CD-1 RURAL COMPREHENSIVE DEVELOPMENT 1 – ARBUTUS RIDGE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the CD-1 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the CD-1 Zone:

- a. Single family dwelling;
- b. Community service facilities, limited to a maximum total land area of 2.5 hectares within the CD-1 Zone;
- c. Private utility/property maintenance yard and non-commercial RV/boat storage area.

**2. Minimum Areas and Contiguity Required for Certain Uses**

In the CD-1 Zone, not less than 2.4 hectares shall be set aside for the permitted use 11.1.1.b, and not less than 0.82 hectares shall be set aside for permitted use 11.1.1.c; and each of uses 11.1.1.b and 11.1.1.c, and not more than one separate contiguous block of land shall be set aside for each.

**3. Parcel Coverage Limit**

The limit to parcel coverage in the CD-1 Zone is 50 percent for buildings and structures.

**4. Building Height**

In the CD-1 Zone, the following height regulations apply:

- a. The height of all residential buildings and structures shall not exceed 7.5 metres, and the height of all community service buildings shall not exceed 10 metres.
- b. Where the elevation of the centerline of a road is above the average elevation of the natural grade of the parcel, the building height as specified in Section 11.1.4(a) may be increased by the vertical distance between the natural grade and the street curb level, to a maximum additional height of 3 metres.

**5. Setbacks**

The following minimum setbacks for buildings and structures apply in the CD-1 Zone:

Type of Parcel Line	Residential Use	Accessory Use
Front parcel line	6 metres	6 metres
Interior side parcel line	2 metres from one side parcel line and 1.4 m from the other	1.5 metres from one side parcel line and 0 m from the other
Exterior side parcel line	4.5 metres	4.5 metres
Exterior side (strata lots only)	3 metres	3 metres
Rear parcel line	4.5 metres	4.5 metres

## **6. Minimum Parcel Size**

The minimum parcel size in the CD-1 Zone is 900 m<sup>2</sup> for residential uses.

## **7. Residential Density**

Notwithstanding the minimum parcel size in Section 11.1.6 above, the total number of single family residential parcels and single family dwelling units in the entire CD-1 Zone shall not be greater than 646.

## 3468 ARBUTUS DR S COBBLE HILL VOR 1L1

Area-Jurisdiction-Roll: 04-765-04365.639



04-765-04365639 11/24/2015

**Total value** **\$741,000**

2024 assessment as of July 1, 2023

Land	\$300,000
Buildings	\$441,000
Previous year value	\$785,000
Land	\$328,000
Buildings	\$457,000

### Property information

Year built	1990
Description	1 STY SFD - After 1990 - Semi-Custom
Bedrooms	2
Baths	2
Carports	
Garages	G
Land size	5027 Sq Ft
First floor area	1,289
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

STRATA LOT 339, PLAN VIS1601, SECTION 11, RANGE 10, SHAWNIGAN LAND DISTRICT, (PHASE 10), TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

PID: 015-680-576

### 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



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