



Home Book
for

307-254 First St, 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.



304-254 First St, Duncan

MLS #1047362
Fin Sq Ft 1148
Bedrooms 2
Bathrooms 2
Taxes \$3,038 (2025)

Welcome to this beautiful, well-maintained 2-bedroom CORNER unit at The Heatherton. This home offers spacious and bright living rarely found in a condo, with recent updates including a stunning walk-in shower and updated flooring throughout. The kitchen features oak cabinetry and opens to the formal dining area, while the master bedroom includes a 2-piece ensuite. In-suite laundry and ample storage with extra closet shelving add to the convenience and comfort of this home. The street-facing balcony is ideal for morning coffee and enjoying the vibrant neighborhood. The Heatherton is a very well-run 55+ community tucked away just steps from downtown Duncan, parks, shops, and the Lawn Bowling Club. Building amenities include covered parking, wheelchair accessibility, two guest suites for out of town visitors, activity room, bike storage, and a dedicated storage locker for the unit. Move-in ready and pet-friendly (one cat or two small birds).



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ETHOS

REAL ESTATE GROUP

307 - 254 First St Duncan BC V9L 1R2
MLS® No: 1047362 \$425,000 Active



MLS® No: **1047362** List Price: **\$425,000**
 Status: **Active** Orig Price: **\$425,000**
 Area: **Duncan** Sub Area: **Du West Duncan**
 DOM: **1** Sold Price:
 Sub Type: **Condo Apartment**
 Pend Date: Title: **Freehold/Strata**

Welcome to this beautiful, well-maintained 2-bedroom CORNER unit at The Heatherton. This home offers spacious and bright living rarely found in a condo, with recent updates including a stunning walk-in shower and updated flooring throughout. The kitchen features oak cabinetry and opens to the formal dining area, while the master bedroom includes a 2-piece ensuite. In-suite laundry and ample storage with extra closet shelving add to the convenience and comfort of this home. The street-facing balcony is ideal for morning coffee and enjoying the vibrant neighborhood. The Heatherton is a very well-run 55+ community tucked away just steps from downtown Duncan, parks, shops, and the Lawn Bowling Club. Building amenities include covered parking, wheelchair accessibility, two guest suites for out of town visitors, activity room, bike storage, and a dedicated storage locker for the unit. Move-in ready and pet-friendly (one cat or two small birds).

Room	Level	Dims/Pieces
Bathroom	Main	3-Piece
Bedroom	Main	11'10x11'10
Bedroom - Primary	Main	12'0x14'0
Dining Room	Main	9'5x8'3
Ensuite	Main	2-Piece
Entrance	Main	4'0x7'1
Kitchen	Main	10'0x7'10
Living Room	Main	14'0x16'0

Interior

Beds: 2	Baths: 2	Kitchens: 1	Fireplaces: 0	Storeys: 4
FinSqFt Total: 1,148	UnFin SqFt: 0	Basement: No	Addl Accom:	Laundry: In Unit
SqFt Total: 1,148	Layout: Condo	Appl Incl: Dishwasher, Dryer, Oven/Range Electric, Refrigerator, Washer		
Heating: Baseboard, Electric		Cooling: None		
Intr Ftrs:				

Exterior/Building

Built (Est): 1995	Front Faces: North	Storeys: 4	Bldg Warranty:
Construction: Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco & Siding	Access: Road: Paved	Foundation: Poured Concrete	Roof: Fibreglass Shingle
Lgl NC Use:			Bldg Style:
Exterior Ftrs:			

Lot

Lot SqFt: 0	Lot Acres: 0.00	Dimensions:	Shape:	Water: Municipal
Park Type: Open	Park Spcs: 1	View:	Waterfront:	
Carport Spcs: 0	Garage Spcs: 0			
Sewer: Sewer Connected	Restrictions:	Services:		
Lot Ftrs: Central Location, Easy Access, Landscaped, Recreation Nearby, Shopping Nearby				

Legal/Public Records

Assessed: \$415,000	Assess Yr: 2026	Taxes: \$3,038	Tax Year: 2025
PID: 016-565-908	Roll No: 2021015	Zoning: HDR	Zone Desc: Residential
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: STRATA LOT 15, PLAN VIS2012, SECTION 18, RANGE 6, QUAMICHAN DISTRICT, PLAN VIS2012, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE			

Strata

Strata/Pad Fee: \$513	Strata/Pad Fee Year: 2026	Prop Mgr: Freelance Strata Management	Mgr Phone: (250) 748-1023
Complex:	Bldgs/Cmplx: 1	Str Lots/Cmplx: 24	Str Lots/Bldg: 24
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:
Park SqFt:	Park Incl: 0	Park Cmn Sp: 1	Park LCP Spc: 0
Depr Rpt?: Yes	Plan Type: Building	Lvls in Unit: 1	Unit's Level: Other Level
Subdivision Name: The Heatherton			
Rent Allwd?: Unrestricted			
Yngst Age: 55			
Pets Allwd: Birds, Cats, Number Limit	2 birds or 1 cat permitted. Refer to Bylaws.		
BBQs Allwd: No	Refer to Bylaws.		
Smoking Byl: Yes	Smoking prohibited in and around building. Refer to Bylaws.		
Unit Incl: Balcony, Parking Stall, Separate Storage			
Assmt Incl: Caretaker, Garbage Removal, Maintenance Grounds, Maintenance Structure, Property Management			
Shrd Am: Common Area, Elevator(s), Guest Suite, Secured Entry, Storage Unit			

Licensee/Agency Information

Licensee Name	Phone	Brokerage	Awd Split
List: Dan Johnson*	250-709-4987	Pemberton Holmes Ltd. (Cow Vall)	
CoList: Amera Johnson	778-838-8685	Pemberton Holmes Ltd. (Cow Vall)	
Appt Ph:	Lckbx Loc: Railing by front door	Solicitation OK?: No	Brok Fee: 3% 1st 100K/1.5% bal

Licensee Notes: **Measurements and photos by Proper Measure. LB on the railing by front door with Dan's card.**

Agent Info: **Information Package Available**

Showing Instructions: **Appts by Showing Service, Lockbox**

*Personal Real Estate Corporation

Property Notes – 307-254 First St

Home Features

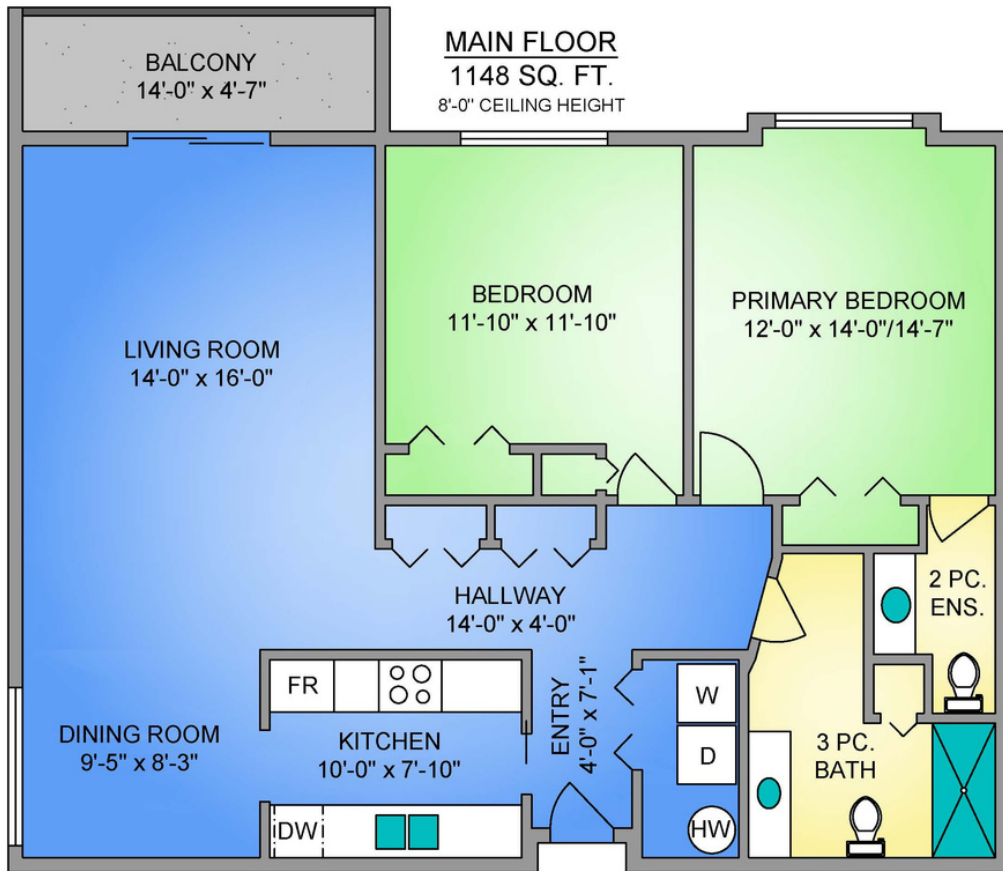
- Renovated bathrooms including floor to ceiling tiled walk-in shower
- Updated flooring
- In-suite Laundry
- Balcony

Strata

- 55+ Building
- Close to parks, lawn bowling, restaurants and shops
- Professionally managed
- Pet-friendly - 1 cat or 2 small birds permitted
- Covered parking
- Separate storage locker
- Guest suites for out-of-town visitors
- Activity/games room
- Wheelchair accessible
- Secure entry

ETHOS

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307-254 1ST STREET AUGUST 20, 2026 PREPARED FOR THE EXCLUSIVE USE OF ETHOS REAL ESTATE GROUP. PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.			
FLOOR	TOTAL	AREA (SQ. FT.)	
		FINISHED	DECK / PATIO
MAIN	1148	1148	65
TOTAL	1148	1148	65



RESIDENTIAL ZONES

High Density Residential Zone

HDR

4.10 Intent

4.10.1 The intent of the High Density Residential (HDR) zone is to permit *multi-unit dwellings* that can accommodate a variety of *building forms* up to 5 *storeys in height*.

4.11 Permitted Uses

4.11.1 The *uses* permitted in the HDR zone are as follows:

Principal Uses	Accessory Uses
Assisted Living Residential Facility	Home-Based Business
Community Care Facility	Offices for the provision of support services for residents in a Multi-Unit Dwelling development for women who have experienced or are at risk of violence
Dwelling, Multi-Unit	Secondary Suite, Attached
Dwelling, Multi-Unit Rowhouse	

3166.11

4.12 Development Regulations

4.12.1 Development in the HDR zone is subject to the following:

Development Criteria	Regulations		
Maximum Parcel Coverage	70% for all buildings and structures combined		
Minimum Floor Area Ratio	0.75:1		
Maximum Floor Area Ratio	Base Density	Bonus Density I	Bonus Density II
	2.4:1	2.7:1	3:1
Amenities Required for Bonus Density I	A density bonus of up to 0.3 above the base density is permitted if the developer enters a <i>housing agreement</i> with the City, to require that a minimum of 30% of the <i>dwelling units</i> in the entire development are <i>affordable housing units</i> for a period of 80 years.		

3166.11

RESIDENTIAL ZONES

Amenities Required for Bonus Density II	A density bonus of up to 0.6 above the base density is permitted if at least one of the following conditions are met: (i) The developer enters a <i>housing agreement</i> with the City to require that a minimum of 75% of the <i>dwelling units</i> in the entire development are <i>affordable housing</i> units for a period of 80 years; (ii) 100 % of the required parking spaces for the entire development are located underground or within a <i>parking structure</i> incorporated into the design of the <i>building</i> ; or (iii) The entire development achieves or exceeds British Columbia Energy Step Code Level 3 energy efficiency requirements.
Parcel Access	Where a <i>parcel</i> abuts a <i>lane</i> intended for <i>motor vehicle</i> access to a <i>parcel</i> , access must only be from the <i>lane</i> .

Principal Building		Regulations
Maximum Height		17 m (5 habitable storeys)
Minimum Height		3 habitable storeys
Minimum Parcel Line Setback	Front	3 m
	Rear	4 m
	Side, Interior	1.5 m
	Side, Exterior	3 m
Maximum Parcel Line Setback	Front	6 m
	Side, Exterior	6 m
Minimum Garage Setback		6 m where the garage door is facing a <i>highway</i> .
Accessory Buildings and Structures		Regulations
Maximum Height		5 m
Minimum Parcel Line Setback	Front	4 m
	Rear	1.2 m
	Side, Interior	1.2 m
	Side, Exterior	4 m

4.12.2 A *single unit* or *two unit dwelling* to which this section applies may be rebuilt for a *residential use* if it is damaged to the extent of 75% or more of its value above the foundation, despite any rule in the *Local Government Act* that would limit the use of the building if rebuilt, provided that its *floor area* is not increased and the number of *dwelling units* in the building is not increased.

4.12.3 The maximum *gross floor area* of an *attached secondary suite* is 90 m².

RESIDENTIAL ZONES

4.13 Conditions of Use and Subdivision Regulations

4.13.1 *Permitted Uses* within the HDR zone is subject to the following *conditions of use*:

Parcel Area and Frontage by Use	Conditions	
Minimum <i>Parcel Area</i> for <i>Multi-Unit Dwellings</i>	600 m ²	
Minimum <i>Parcel Frontage</i> for <i>Multi-Unit Dwellings</i>	15 m	
Minimum <i>Parcel Area</i> for <i>Rowhouse Dwelling</i>	250 m ²	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>exterior side yard</i> .
	200 m ²	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>interior side yard</i> .
	150 m ²	for a <i>dwelling unit</i> which shares a <i>party wall</i> with two (2) other <i>dwelling units</i> .
Minimum <i>Parcel Frontage</i> for <i>Rowhouse Dwelling</i>	9 m	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has 1 <i>exterior side yard</i> .
	7.5 m	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>interior side yard</i> .
	5 m	for a <i>dwelling unit</i> which shares a <i>party wall</i> with two (2) other <i>dwelling units</i> .

4.13.2 Despite Subsection 4.12.1, where the proposed *use* is a *Multi-Unit Rowhouse Dwelling*, *subdivision* shall only be permitted once the *building* is substantially commenced in accordance with an approved Development Permit and subsequent Building Permit.

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4.13.3 An *attached secondary suite* is only permitted in a *multi-unit rowhouse dwelling* and is limited to one (1) *attached secondary suite* per *primary dwelling unit*.

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4.13.4 Where a development with a *multi-unit dwelling* contains at least 20 *dwelling units*, a minimum of 20% of the *dwelling units* in the development must be 2-bedroom units and a minimum of 10% of the *dwelling units* in the development must be 3-bedroom units, and where the calculation results in a fractional unit of 0.5 or more, that fractional unit is considered one *dwelling unit*.

3166.10

RESIDENTIAL ZONES

4.14 Site-Specific Development Regulations and Conditions of Use

3166.10

4.14.1 The following site-specific development regulations and conditions of use apply to the property listed in this subsection:

Civic Address	Legal Description
490 Ypres Street	LOT A SECTION 17 RANGE 6 QUAMICHAN DISTRICT PLAN VIP81324 PID 026-734-958
483 Festubert Street	LOT 21, BLOCK 5, SECTION 17, RANGE 6, QUAMICHAN DISTRICT, PLAN 1063 PID 008-069-841
491 Festubert Street	LOT 22, BLOCK 5, SECTION 17, RANGE 6, QUAMICHAN DISTRICT, PLAN 1063 PID 004-803-531
Development Criteria	Regulations
Minimum Unit Mix for <i>Multi-Unit Dwelling</i>	2-bedroom <i>dwelling units</i> : 20% of total number of <i>dwelling units</i> 3-bedroom <i>dwelling units</i> : 9% of total number of <i>dwelling units</i>
Maximum <i>Principal Building Height</i>	24 m (6 <i>habitable storeys</i>)
Minimum <i>parcel line setback</i> for accessory <i>structures</i> used solely to provide weather protection for <i>short-term bicycle parking</i>	0 m
Minimum <i>Parcel Line Setback</i> for Underground Parkade	0 m
Minimum Number of Off-Street Parking Spaces	1 per <i>dwelling unit</i>

3166.11

4.14.2 The following site-specific development regulation applies to the property listed in this subsection:

Civic Address	Legal Description
262 E.J. Hughes Place	LOT 1 SECTION 17 RANGE 6 QUAMICHAN DISTRICT PLAN EPP28469 PID 029-108-659
Development Criteria	Regulations
Maximum Height of Principal Building	20 m (6 <i>habitable storeys</i>)

RESIDENTIAL ZONES

3166.09

4.14.3 The following site-specific development regulations and conditions of use apply to the property listed in this sub-section:

Civic Address	Legal Description
140 Trans-Canada Highway	LOT A, SECTION 16, RANGE 7, QUAMICHAN DISTRICT, PLAN 48762 PID 014-377-004
Development Criteria	Regulations
Minimum Unit Mix for Multi-Unit Dwelling	2-bedroom <i>dwelling units</i> : 20% of total number of <i>dwelling units</i> 3-bedroom <i>dwelling units</i> : 10% of total number of <i>dwelling units</i>
Maximum <i>Principal Building Height</i>	24 m (6 <i>habitable storeys</i>)
Minimum <i>parcel line setback</i> for accessory structures used solely to provide weather protection for <i>short-term bicycle parking</i>	0 m
Minimum <i>Parcel Line Setback</i> for Underground Parkade	0 m
Maximum Permitted Projection of eaves, entryway covers, exterior finish, green wall, gutter, cornice, sunlight control projection	1 m
Minimum Number of Off-Street Parking Spaces	1 per <i>dwelling unit</i>



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

307-254 FIRST ST DUNCAN V9L 1R2

Area-Jurisdiction-Roll: 04-207-0202-10-15



Total value **\$415,000**

2026 assessment as of July 1, 2025

Previous year value **\$398,400**

Property value history

2026	+4%	\$415,000
2025	+11%	\$398,400
2024	-7%	\$369,900
2023	+13%	\$386,300
2022	+13%	\$340,900

Property value and City of Duncan jurisdiction change



Property information

Year built	1990
Description	Strata Apartment - Frame
Bedrooms	2
Baths	2
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	1,134
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

STRATA LOT 15, PLAN VIS2012, SECTION 18, RANGE 6, 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 1 OR V, AS APPROPRIATE
PID: 016-565-908

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

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