



Home Book
for

5982 Salish Rd, 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.



5982 Salish Rd, Duncan

Spectacular lake and mountain views define this quality-built home in The Properties at Maple Bay. The main level offers an open-concept layout with 9-ft coffered ceilings, hardwood floors, recessed lighting, natural gas fireplace, and expansive picture windows. The kitchen features granite countertops, pantry, stainless appliances including a gas stove, and custom cabinetry, with access to a covered patio. An elegant sitting room and expansive front deck capture breathtaking views. The main floor also includes a washroom and laundry with sink and cabinetry. Upstairs are three bedrooms, including the primary suite with private veranda and full ensuite with glass shower and soaker tub. Lower entry level includes a versatile multipurpose room and office, offering potential for a 4th bedroom. Oversized double garage, energy-efficient heat pump, and extensive crown molding. Hiking and mountain biking trails out the backdoor, with the marina and restaurants just minutes away.

MLS #1025651
 Fin Sq Ft 2,785
 Bedrooms 3
 Bathrooms 3
 Taxes \$6,554 (2025)



Dan Johnson
 Personal Real Estate
 Corporation

(250) 709-4987
 dan@ethosrealestategroup.ca


**PEMBERTON
 HOLMES**
REAL ESTATE

ethosrealestategroup.ca

Amera Johnson
 REALTOR®

(778) 838-8685
 ameraj@ethosrealestategroup.ca

5982 Salish Rd Duncan BC V9L 0B3
 MLS® No: **1025651** \$1,129,000 **Active**



MLS® No: **1025651** List Price: **\$1,129,000**
 Status: **Active**
 Area: **Duncan**
 DOM: **0**
 Sub Type: **Single Family Detached**
 Pend Date:
 Sold Price:
 Title: **Freehold**

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Room	Level	Dims/Pieces
Entrance	Lower	7'9x13'5
Family Room	Lower	19'10x11'5
Office	Lower	11'0x13'7
Bathroom	Main	2-Piece
Den	Main	10'11x14'1
Dining Room	Main	21'11x8'5
Kitchen	Main	15'3x14'4
Laundry	Main	7'10x10'2
Living Room	Main	28'7x17'4
Bathroom	Second	4-Piece
Bedroom	Second	14'6x11'5
Bedroom	Second	12'11x10'1
Bedroom - Primary	Second	11'10x16'1
Ensuite	Second	4-Piece
Walk-in Closet	Second	8'1x5'3

Interior

Beds: 3	Baths: 3	Kitchens: 1	Fireplaces: 1	Storeys: 2
FinSqFt Total: 2,785	UnFin SqFt: 0	Basement: Yes	Addl Accom:	Laundry: In House
SqFt Total: 2,785	Layout: Ground Level Entry	Appl Incl: Dishwasher, F/S/W/D		
	With Main Up			

Heating: **Electric, Heat Pump** Cooling: **Air Conditioning**
 Intr Ftrs:

Exterior/Building

Built (Est): 2006	Front Faces: Northwest	Storeys: 2	Bldg Warranty: 10 Years
Construction: Cement Fibre, Frame Wood, Insulation:	Ceiling, Insulation: Walls, Stone	Foundation: Poured Concrete	Roof: Asphalt Shingle
Lgl NC Use: Residential	Access: Road: Paved		Bldg Style:
Exterior Ftrs: Balcony/Deck, Balcony/Patio, Low Maintenance Yard			

Lot

Lot SqFt: 8,276	Lot Acres: 0.19	Dimensions: 50'x160'	Shape: Rectangular
Park Type: Driveway, Garage Double	Park Spcs: 3	View: Mountain(s), Valley, Lake	Waterfront: No
Carport Spcs: 0	Garage Spcs: 2	Restrictions: None	
Sewer: Sewer Connected		Services: Water, Sewer, Electricity, Natural Gas, Internet, Telephone, Cable, Storm Sewer	
Lot Ftrs: Easy Access, Family-Oriented Neighbourhood, Landscaped, Quiet Area, Rectangular Lot			

Legal/Public Records

Assessed: \$1,072,000	Assess Yr: 2026	Taxes: \$6,554	Tax Year: 2025
PID: 026-590-581	Roll No: 8053545	Zoning: R3	Zone Desc: Residential
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: LOT 45, SECTION 1, RANGE 3, COMIAKEN LAND DISTRICT, PLAN VIP80488			

Licensee/Agency Information

Licensee Name	Phone	Brokerage	Awd Split
List: Dan Johnson*	250-709-4987	Pemberton Holmes Ltd. (Dun)	
CoList: Amara Johnson	778-838-8685	Pemberton Holmes Ltd. (Dun)	
Appt Ph:	Lckbx Loc: TBD	Solicitation OK?: No	Brok Fee: 1.5%
Licensee Notes: The seller prefers 24 hours notice for viewings and prefers a long closing - June is fine.			
Agent Info: Information Package Available			
Showing Instructions: Appts by Showing Service, Lockbox			

*Personal Real Estate Corporation





5982 SALISH RD

FLOOR	FINISHED	PATIO	DECK	PORCH	GARAGE	TOTAL
LOWER	586	0	0	84	635	1305
MAIN	1248	254	439	104	0	2045
UPPER	951	0	49	0	0	1000
TOTAL	2785	254	488	188	635	4350

PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF



5982 SALISH RD

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FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF

Parcels: 5982 SALISH RD

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House 1: 5982
House 2:
Street Name: SALISH RD
Approx. m2: 767.85
Approx. Acre: 0.189740
Approx. Hectare: 0.076788
PID: 026-590-581
Folio: 08053-545
Lot: 45
Plan: VIP80488
Non-Legal Descript: L 45 PL VIP80488
Section: 1
Range: 3
Land District: Comiaken
Zoning: R3
Split Zoned: NA
Accuracy:
Method:
GIS Link ID: 11249
Comments:
[Zoning_Bylaw PDF](#)
[Property Report](#)

Lat: 48.7947° N
Lon: 123.6330° W
Scale: 1787

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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.



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.

5982 SALISH RD NORTH COWICHAN V9L 0B3

Area-Jurisdiction-Roll: 04-315-08053.545



04-315-08053545 10/27/2015

Property value history

2026	0%	\$1,072,000
2025	-4%	\$1,076,000
2024	-2%	\$1,121,000
2023	+12%	\$1,141,000
2022	+34%	\$1,020,000

Total value **\$1,072,000**

2026 assessment as of July 1, 2025

Land \$342,000

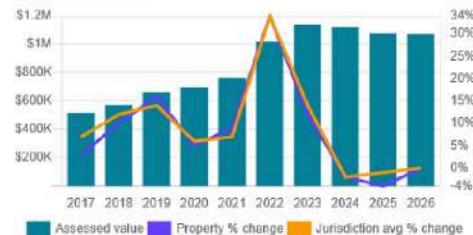
Buildings \$730,000

Previous year value \$1,076,000

Land \$335,000

Buildings \$741,000

Property value and District of North Cowichan jurisdiction change



Property information

Year built	2006
Description	2 STY house - Semi-Custom
Bedrooms	3
Baths	3
Carports	
Garages	2
Land size	8272 Sq Ft
First floor area	1,178
Second floor area	951
Basement finish area	716
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT 45, PLAN VIP80488, SECTION 1, RANGE 3, COMIAKEN LAND DISTRICT

PID: 026-590-581

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

PROPERTY INFORMATION

General Property Information

Civic Address:	5982 SALISH RD		
Folio:	08053-545		
LTO Number:	CA8161325		
PID:	026-590-581		
MHR Number:			
Status:	Active		
Property No:	112549		
Legal:	LOT 45 SECTION 1 RANGE 3 COMIAKEN PLAN VIP80488		

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0157	2 Sty Sfd - New Semicustom
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	MAPLE BAY	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	RED B	RED B SCHEDULE
ZONING	R3	RESIDENTIAL ONE AND TWO FAMILY ZONE

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Gross Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2025	May 02, 2025	Reg	6,553.79	1	335,000	741,000	1,076,000	1,076,000
2024	May 15, 2024	Reg	6,427.64	1	313,000	808,000	1,121,000	1,121,000
2023	May 10, 2023	Reg	6,044.84	1	333,000	808,000	1,141,000	1,141,000

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.

The Corporation of the District of North Cowichan

P.O. Box 278, Duncan, BC
Building Department
Phone: 746-3100 • Fax: 746-3154

**BUILDING
PERMIT**

Folio No. 8053-545

DEPT. FILE COPY

2/59

VALIDATION

DATE May 17 2006 PERMIT NO. 115-06

APPLICANT Darren Seaman

ADDRESS [REDACTED]

PERMIT TO New Building (TYPE OF IMPROVEMENT) NO. SFD STORY 1 (PROPOSED USE) NUMBER OF DWELLING UNITS 1
AT (LOCATION) 5982 (NO.) Salish (STREET) ZONING DISTRICT Comictan

SUBDIVISION VIP 80488, COHAIKEN LOT 45 BLOCK 145,000 LOT SIZE 8272 F2

This permit is granted on the express condition that the said construction shall, in all respects, conform to the Ordinances of this jurisdiction including the Zoning Ordinance, regulating the construction and use of buildings, and may be revoked at any time upon violation of any provisions of said ordinances. THE BUILDING SHALL CONFORM IN CONSTRUCTION TO THE REQUIREMENTS OF THE BRITISH COLUMBIA CODE AND ATTACHED PLAN CORRECTION SHEET

REMARKS: [REDACTED]

BUILDING A

OWNER / AG

ADDRESS [REDACTED]

PERMIT FEE \$ 1025

EJ Seaman

S.E. SEWER / WATER.

The Corporation of the District of North Cowichan

P.O. Box 278, Duncan, BC
Building Department
Phone: 746-3100 • Fax: 746-3154

Folio No. 8053-545

Access Approved
2 MAR 07 AD
DATE January 04/2008 EJS/CHC

**BUILDING PERMIT-
CERTIFICATE OF OCCUPANCY**

2/59

DATE May 17 2006 PERMIT NO. 115-06

APPLICANT Darren Seaman

ADDRESS [REDACTED]

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REMARKS: [REDACTED]

The inspection is for the benefit of the owner. The inspector and municipality disclaim any responsibility to the owner for any findings.

BUILDING A

OWNER / AG

ADDRESS [REDACTED]

EJ Seaman

**B.C. LAND SURVEYOR'S
CERTIFICATE OF LOCATION FOR
LOT 45, SECTION 1, RANGE 3,
COMIAKEN DISTRICT,
PLAN VIP80488**

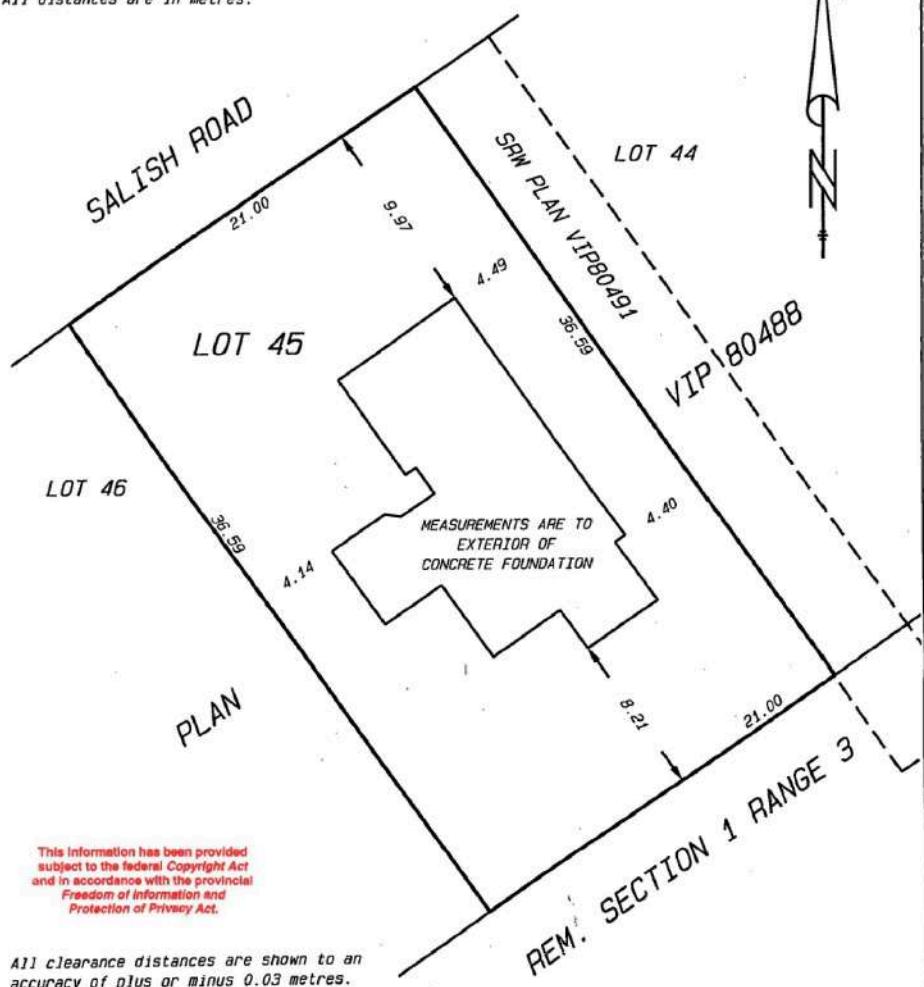
Note: Lot 45 lies within the Corporation of the District of North Cowichan and is Zoned R2-A. Bylaw setback requirements are as follows:

Principal Buildings :	
Front	6.0 m
Side (Exterior)	3.0 m
Rear	8.0 m

SCALE 1 : 250



All distances are in metres.



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All clearance distances are shown to an accuracy of plus or minus 0.03 metres.

The purpose of this plan is for the protection of the mortgagee only and not for the re-establishment of property boundaries.

KENYON WILSON
PROFESSIONAL LAND SURVEYORS
#221 CORONATION AVE.
DUNCAN, B.C. V9L 2T1 (250) 746-4745
FILE 06-6371.CRT

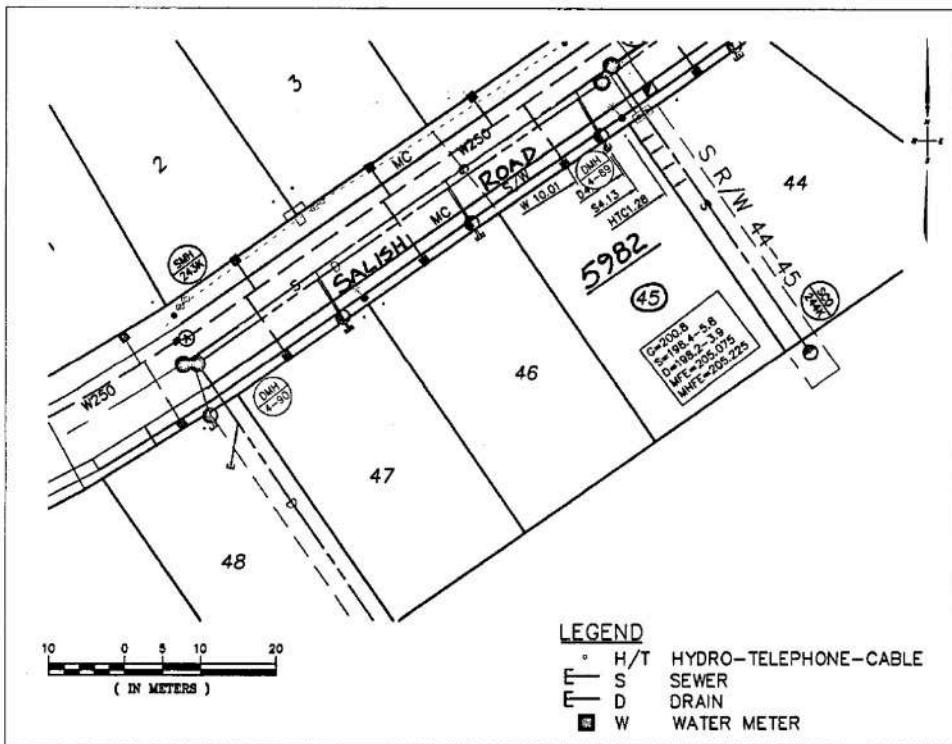
This is to certify that the structure on the above lot lies wholly within the said lot and does not encroach on any adjoining lot or road. Certified correct this 14th day of June, 2006.


B.C.L.S.

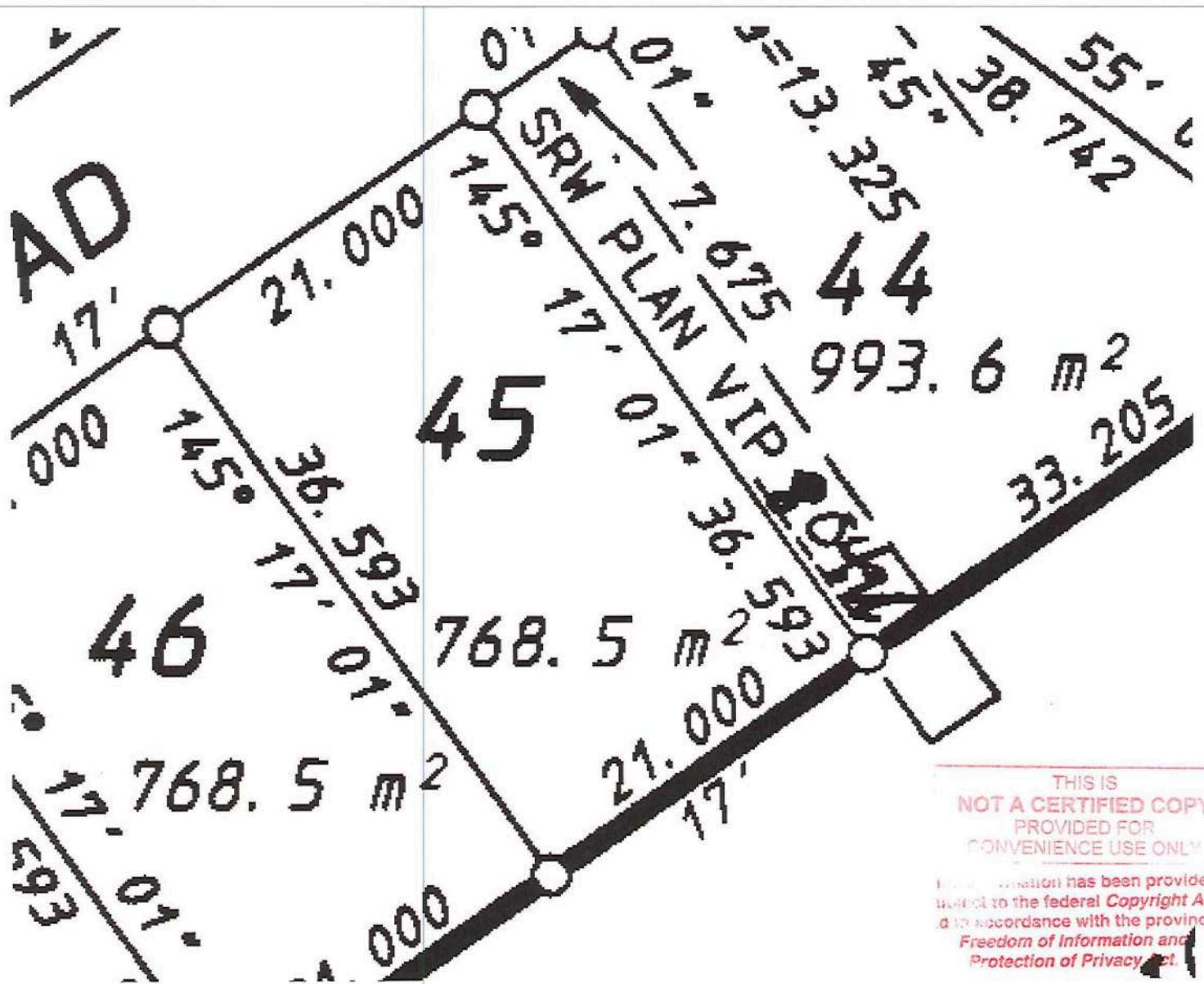
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

THE CORPORATION OF THE OF THE DISTRICT OF NORTH COWICHAN

FOLIO No.	LEGAL	LOT	BLK	RGE	SEC	PLAN	DIST	ADDRESS
8053-545		45		3	1	80488	Com.	5982 SALISH ROAD
METER SERIAL No.	WATER	SEWER			DRAIN		GAS	HYDRO/TEL
INSTALLATION DATE	AUGUST '05	JULY '05			JULY '05		SEPTEMBER '05	
SIZE OF SERVICE	19mm	100mm			100mm			
TYPE OF SERVICE	PE	PVC			PVC			
CONNECTION LENGTH	9.67m	8.91m			8.13m			
METER SIZE AND TYPE								
DEPTH AT PL	0.90m	2.39m			2.58m			
DEPTH AT MAIN	1.35m	1.68m			1.72m			
LOCATION AT PL	10.01m SW OF N IP	4.13m SW OF N PL			4.45m SW OF N PL		1.28m SW OF N PL	
LOCATION AT MAIN	10.01m SW OF N IP	**5.80m			**3.90m			
REVISION/DATE								
COMMENTS	**DISTANCE FROM DOWNSTREAM MH							
19 APR 06 PRIOR TO EXCAVATING, CONTACT GAS, HYDRO, TELEPHONE, AND CABLE TO CONFIRM LOCATIONS								
THE MUNICIPALITY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED ON THIS SERVICE RECORD.								



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