

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*
· ESTABLISHED 1887 ·

Information Package
For
6432 McKenzie Dr, 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.

PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

BEAUTIFUL FAMILY HOME IN MAPLE BAY!



6432 Mckenzie Dr

Awesome family home on large private, 0.62 acre lot in a fantastic neighbourhood in Maple Bay! A gorgeous custom door welcomes you into the main floor of this spacious home which has a lovely kitchen with beautiful cabinetry & granite counter tops, an island, and stainless appliances. Also on this floor is an expansive living room with soaring vaulted ceilings, gorgeous hardwood floors, large windows and a cozy wood stove as well as a good sized dining room, a den with built in cabinetry and desk and a corner fireplace, a 3 pc bath, and the laundry. Upstairs you'll find 3 good sized bedrooms including the master with sliders to its own deck, and a 3 pc bath. Downstairs is a den and large recreation spaces. Home has double garage and storage shed and the partially treed lot gives lots of privacy plus there is a little creek in the back yard! Call your agent to view this beautiful home today!



Priced at
\$899,000

Area	East Duncan	Age	1982
Bedrooms	3	Taxes	4074
Bathrooms	2	Tax Year	2021
Lot Size	27007.2	MLS#	904921
Floor Space	2820	Parking	

DAN JOHNSON*

Pemberton Holmes - Duncan

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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)



**6432 McKenzie Dr
 Du East Duncan ~ V9L 5R9**

Interior Details

Layout: Main Level Entry with Lower/Upper L
Bedrms: 3 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 3
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 2 **Fin SqFt:** 2,820
Bth 4Pce: 0 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** 7' 7" / Finished, Partial, Walk-Out Access
Ens 4+Pce: 0 **FP Feat:** Wood Stove
App Incl: Dishwasher, F/S/W/D
Intr Ftrs: Ceiling Fan(s), Vaulted Ceiling(s)

Rooms

RoomType	Level	Dim/Pcs
Den	Lower	10'4x9'9
Other	Lower	15'2x12'9
Rec Room	Lower	15'9x23'0
Bathroom	Main	3-Piece
Dining Room	Main	12'4x10'7
Kitchen	Main	15'9x12'5
Laundry	Main	9'1x9'7
Living Room	Main	17'0x23'0
Office	Main	14'10x13'
Bathroom	Second	3-Piece
Bedroom	Second	9'9x13'0
Bedroom	Second	13'1x9'9
Primary Bedroom	Second	15'2x13'5

Listing Summary

MLS@: 904921 **List Price:** \$899,000
Status: Active **Orig Price:** \$899,000
Sub Type: SF Det **Sold Price:**
DOM: 1 **Pend Date:**
Taxes: \$4,074 **Strata Fee:**
2022 Asmt: \$735,000 **Title:** Freehold

Remarks

Awesome family home on large private, 0.62 acre lot in a fantastic neighbourhood in Maple Bay! A gorgeous custom door welcomes you into the main floor of this spacious home which has a lovely kitchen with beautiful cabinetry & granite counter tops, an island, and stainless appliances. Also on this floor is an expansive living room with soaring vaulted ceilings, gorgeous hardwood floors, large windows and a cozy wood stove as well as a good sized dining room, a den with built in cabinetry and desk and a corner fireplace, a 3 pc bath, and the laundry. Upstairs you'll find 3 good sized bedrooms including the master with sliders to its own deck, and a 3 pc bath. Downstairs is a den and large recreation spaces. Home has double garage and storage shed and the partially treed lot gives lots of privacy plus there is a little creek in the back yard! Call your agent to view this beautiful home today!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	824	1,196	800	0	0
Beds	0	0	3	0	0
Baths	0	1	1	0	0
Kitchens	0	1	0	0	0

Building Information

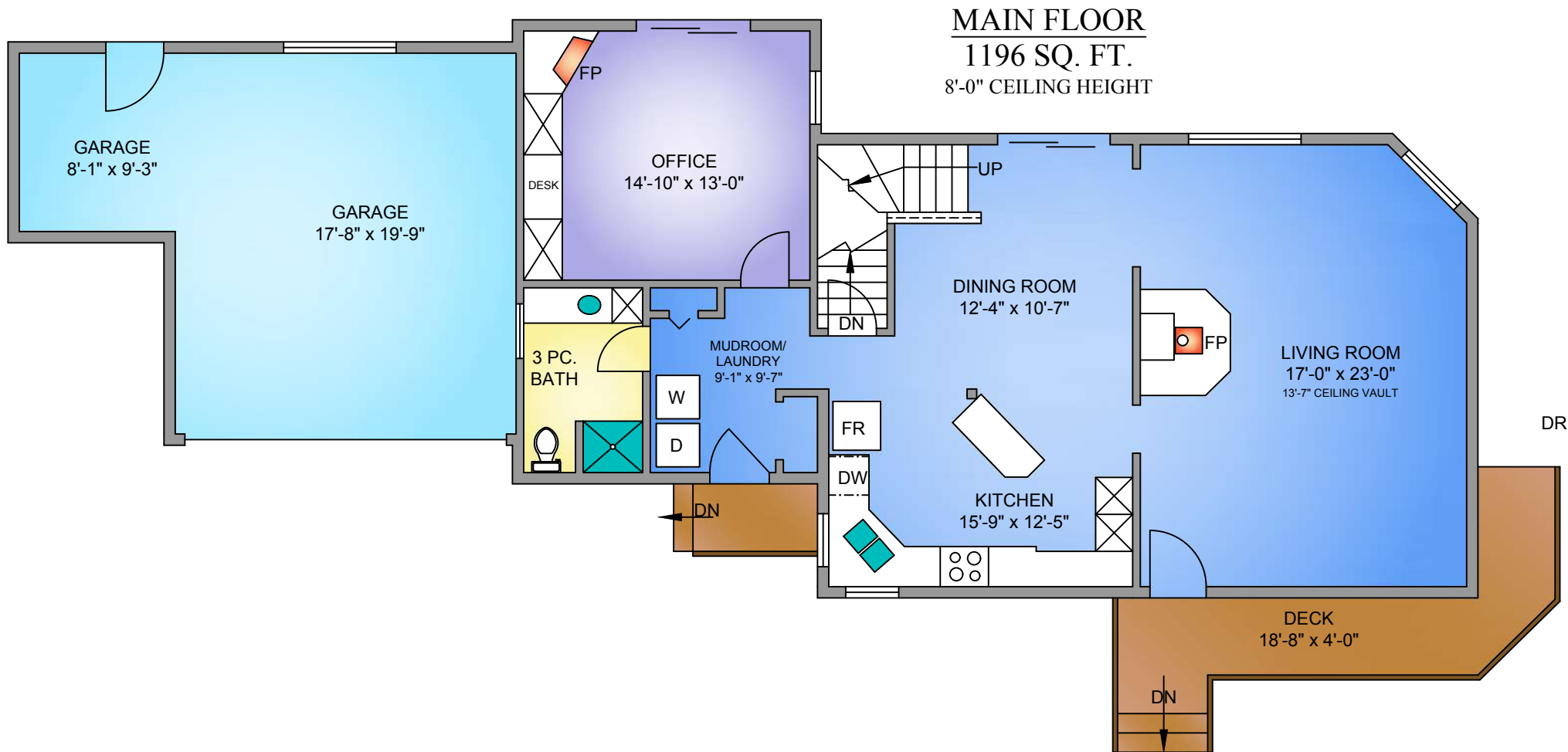
Built (est): 1982 **Lgl NC Use:**
Oth Equ: Central Vacuum, Security Syster **Bldg Warr:**
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Wood **EnerGuide Rtg/Dt:**
Ext Feat: Balcony/Deck, Fencing: Full

Cool: Air Conditioning
Heat: Baseboard, Electric, Heat Pump
Roof: Fibreglass Shingle
Fndn: Poured Concrete
Accss: Ground Level Main Floor

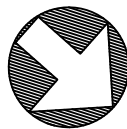
Lot/Strata Information

Frnt Faces: NE **Bldg Style:**
Lot Size: 27,007sqft / 0.62ac **View:**
Prk Type: Additional, Driveway, Garage Double **Services:**
Water: Municipal **Waste:** Septic System
Lot Feat: Family-Oriented Neighbourhood, Private, Quiet Area, Recreation Nearby, Sloping, Wooded Lot
Complex: **Prk Tota:** 4 **Rent Alld?:**
SqFt Balc: **StrLots/Cplx:** **Prk Cm Prp:** **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk LCP:** **Pets Alld?:**
SqFt Pat: **Suites/Bldg:** **Prk Str Lot:** **BBQs Alld?:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvls/Suite:**
Shrd Am: **Unit Incl:**





NORTH

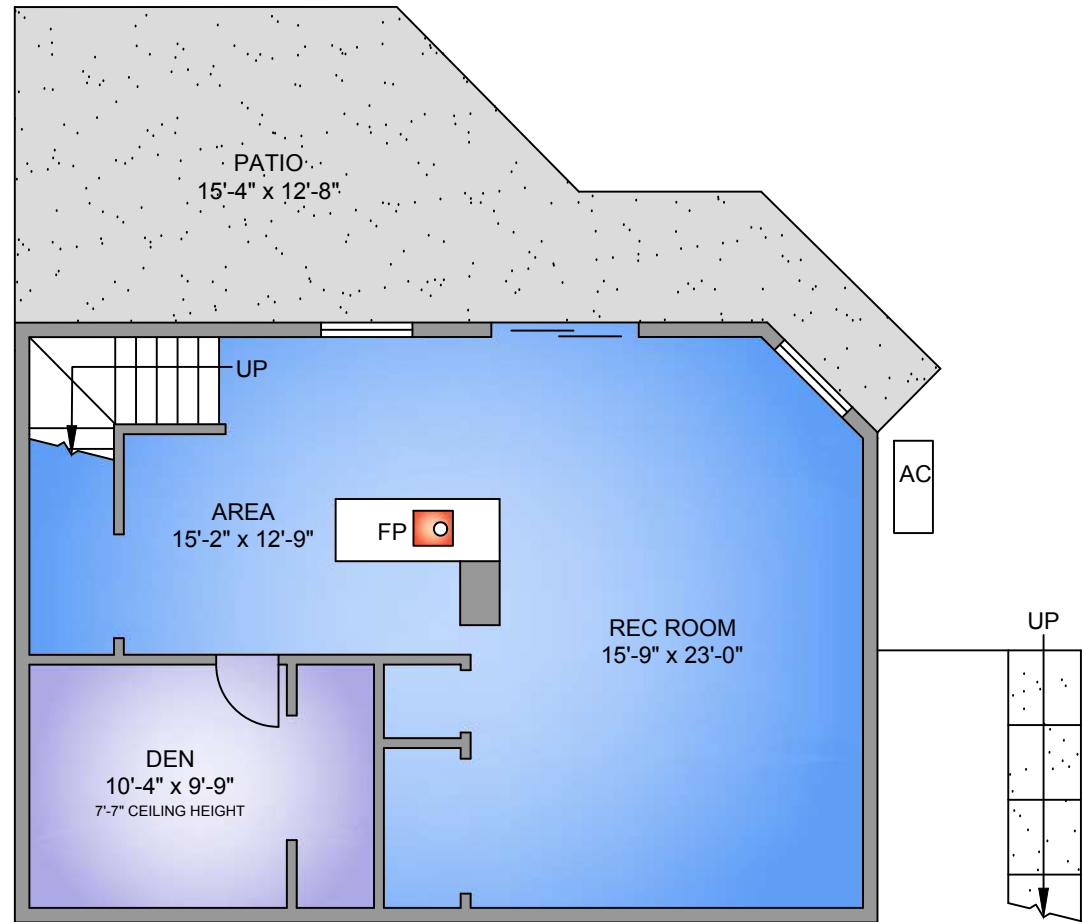


6432 MCKENZIE DRIVE JUNE 1, 2022				
PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	GARAGE	DECK / PATIO
MAIN	1196	1196	465	140
UPPER	800	800	-	129
LOWER	824	824	-	327
TOTAL	2820	2820	465	596

NORTH



LOWER FLOOR
824 SQ. FT.
7'-7" CEILING HEIGHT



UPPER FLOOR
800 SQ. FT.
8'-8" CEILING HEIGHT

6432 MCKENZIE DRIVE				
JUNE 1, 2022				
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PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
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Identify [Close]

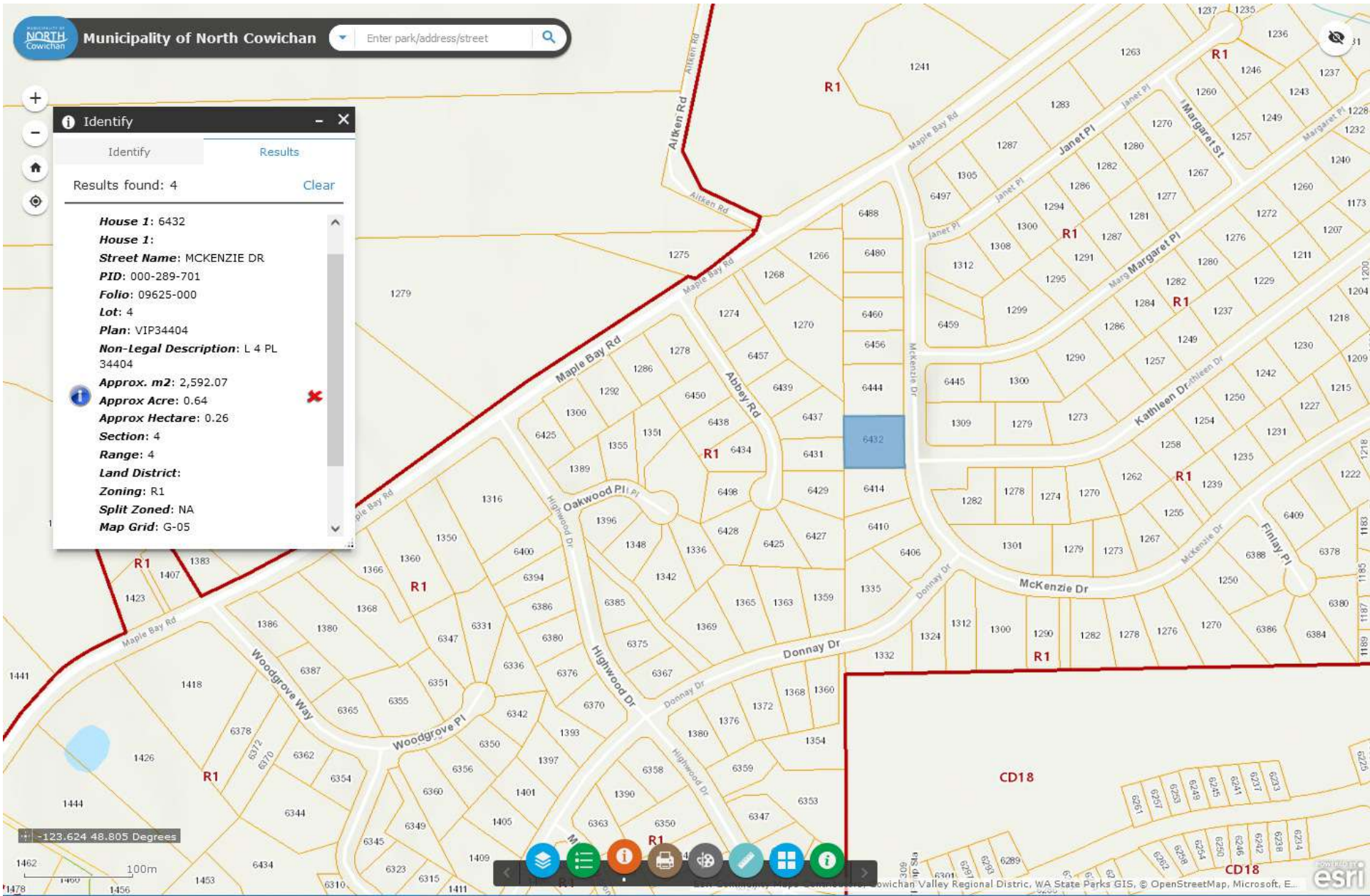
Identify Results

Results found: 4 Clear

House 1: 6432

House 1:

- Street Name:** MCKENZIE DR
- PID:** 000-289-701
- Folio:** 09625-000
- Lot:** 4
- Plan:** VIP34404
- Non-Legal Description:** L 4 PL 34404
- Approx. m2:** 2,592.07
- Approx Acre:** 0.64
- Approx Hectare:** 0.26
- Section:** 4
- Range:** 4
- Land District:**
- Zoning:** R1
- Split Zoned:** NA
- Map Grid:** G-05



Residential Rural Zone (R1)

Permitted Uses

- 56 (1) The permitted uses for the R1 zone are as follows:
- Agriculture
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Home-based Business
 - Modular Home
 - Single-Family Dwelling
 - Supportive Housing
 - Temporary Trailer (subject to "Temporary Trailer Permit Bylaw 1976", No. 1685)
 - Two-Family Dwelling [BL3302, BL3367]

Minimum Lot Size

- (2) The minimum permitted lot size for the R1 zone is 1,675 m² (18,029 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage for the R1 zone is 30.0 m (98.43').

Density

- (4) The maximum permitted density for the R1 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
 - (b) Despite the foregoing, the placement of a temporary trailer may also be permitted on lots larger than 0.81 ha (two acres) subject to "Temporary Trailer Permit Bylaw 1976", No. 1685.
 - (c) The maximum permitted floor space ratio for the R1 zone is 0.5:1. [BL3383]
 - (d) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 9272 Cottonwood Road (PID: 006-038-000). [BL3642]
 - (e) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 1217 Barnes Road (PID: 003-134-814). [BL3666]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the R1 zone is 30% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R1 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 3.0 m (9.84')
- (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 R1 zone are as follows:
 - (a) Principal Buildings, 9.0 m (29.53')
 - (b) Accessory Buildings, 5.0 m (16.40')

Conditions of Use

- (8) The conditions of use for the R1 zone are as follows:
 - (a) No fences over 1.2 m (4.00') in height are permitted in the required yards, front.
 - (b) No fences over 2.0 m (6.56') in height are permitted in the required yards, side or rear.
 - (c) In no situation shall a fence be greater than 2.0 m (6.56') in height.
 - (d) Bed and breakfast uses may have no more than six sleeping units.
 - (e) Agriculture use shall be subject to "Animal Control Bylaw, 1995", No. 2856.
 - (f) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that the number of residents does not exceed ten, including resident staff,
 - (ii) the use is within a single-family dwelling unit only,
 - (iii) valid health permits for septic systems or on-site wastewater treatment systems are obtained, where no municipal sewer is available. [BL3302]
 - (g) 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]
 - (h) [Repealed. BL3367]

6432 MCKENZIE DR DUNCAN V9L 5R9

Area-Jurisdiction-Roll: 04-315-09625.000



04-315-09625000 11/03/2015

Total value **\$735,000**

2022 assessment as of July 1, 2021

Land	\$344,000
Buildings	\$391,000

Previous year value \$528,000

Land	\$258,000
Buildings	\$270,000

Property information

Year built	1981
Description	2 STY house - Standard
Bedrooms	3
Baths	2
Carports	
Garages	G
Land size	.62 Acres
First floor area	1,200
Second floor area	816
Basement finish area	1,080
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Lot 4 Plan VIP34404 Section 4 Range 4 Land District 63
PID: 000-289-701

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: 6432 MCKENZIE DR
Folio: 09625-000
LTO Number: CA829434
PID: 000-289-701
MHR Number:
Status: Active
Property No: 108581
Legal: LOT 4 SECTION 4 RANGE 4 COMIAKEN PLAN VIP34404

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0142	2 STY SFD-AFTER 1960-MOD. STD
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	MAPLE BAY	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	RED A	RED A SCHEDULE
ZONING	R1	RESIDENTIAL RURAL ZONE

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2022	May 05, 2022	Reg	4,402.18	1	344,000	391,000	735,000	735,000
2021	May 19, 2021	Reg	4,073.94	1	258,000	270,000	528,000	528,000
2020	May 25, 2020	Reg	3,899.47	1	240,000	242,000	482,000	482,000

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,
Building Dept.
Phone 746-7101
Duncan, B.C.
Folio No. 9625

BUILDING PERMIT

DEPT. FILE COPY

515

VALIDATION

APPLICANT L. HAGAR DATE SEPT 14 19 81 PERMIT NO. 546
ADDRESS (NO.) (STREET) [REDACTED]
PERMIT TO BUILD DWELLING (TYPE OF IMPROVEMENT) (NO.) STORY SINGLE FAMILY RESIDENCE (PROPOSED USE) NUMBER OF DWELLING UNITS 1
AT (LOCATION) 6432 MACKENZIE DRIVE (NO.) (STREET) ZONING DISTRICT R1

SUBDIVISION COM. 34404 R4 S4 LOT 4 BLOCK _____ LOT SIZE 18000

BUILDING IS TO BE 50' FT. WIDE BY 24' FT. LONG BY _____ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: NO ENCROACHMENT ALLOWED OVER EASEMENT

AREA 1200 if approved (SQUARE FEET) ESTIMATED VALUE \$ 60,000 PERMIT FEE \$ 180

OWNER ADDRESS [REDACTED] BUILDING DEPT. BY MB Murphy

SUBJECT NO. PATIO DOORS TO BE SECURED UNTIL EXTERIOR DECK COMPLETED

- ① PATIO DOORS TO BE SECURED UNTIL EXTERIOR DECK COMPLETED
- ② HANDRAIL ON STAIRS TO BASEMENT.

CERTIFICATE ISSUED DATE MAY 3/82 MBH

The Corporation of the District of North Cowichan
 P.O. Box 278, Duncan, B.C.
 Building Dept. Folio No. 525
 Phone 746-7101

BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

APPLICANT L. HAGRO DATE SEPT 14 19 81 PERMIT NO. 54
 ADDRESS [REDACTED]

PERMIT TO Build Deck (TYPE OF IMPROVEMENT) NO. 1 STORY Single Family Residence (PROPOSED USE) NUMBER OF DWELLING UNITS 1

AT (LOCATION) 6432 MacKenzie Drive (NO.) (STREET) ZONING DISTRICT R1

SUBDIVISION COM. 34404 R4 S4 LOT 4 BLOCK _____ LOT SIZE 18000

BUILDING IS TO BE 50 FT. WIDE BY 34 FT. LONG BY _____ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET

REMARKS: [REDACTED]

AREA 1000 (SQUARE FEET) [REDACTED]

OWNER [REDACTED]
 ADDRESS [REDACTED]

The Corporation of the District of North Cowichan
P.O. Box 278,
Building Dept.
Phone 746-7101

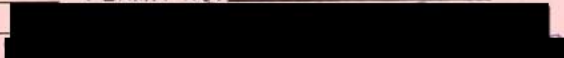
Duncan, B.C.
Folio No. 9625

BUILDING PERMIT

DEPT. FILE COPY

2338

VALIDATION

APPLICANT L HAGAR DATE APRIL 21 1983 PERMIT NO. 186
ADDRESS (NO.) 
PERMIT TO CONSTRUCT (TYPE OF IMPROVEMENT) () STORY CARPORT NUMBER OF DWELLING UNITS _____
AT (LOCATION) 6432 (NO.) MCKENZIE DRIVE (STREET) ZONING DISTRICT _____

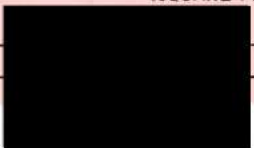
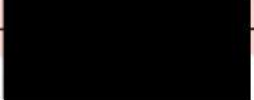
SUBDIVISION COM 34404 RA S4 LOT 4 BLOCK _____ LOT SIZE _____

BUILDING IS TO BE 21 FT. WIDE BY 24 FT. LONG BY _____ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: _____

AREA 504m² (SQUARE FEET) ESTIMATED VALUE \$ 1500 PERMIT FEE \$ 15

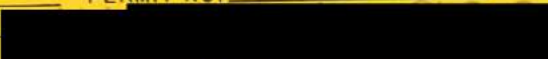
OWNER  ADDRESS  BUILDING DEPT. BY MB Murphy

The Corporation of the District of North Cowichan
P.O. Box 278,
Building Dept.
Phone 746-7101
Duncan, B.C.
Folio No. 7633

CERTIFICATE ISSUED


DATE 2338

BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

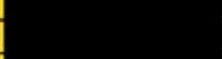
DATE APRIL 21 1980 PERMIT NO. 186
APPLICANT L HAGAR ADDRESS (NO.) 
PERMIT TO CONSTRUCT (TYPE OF IMPROVEMENT) () STORY CARPORT NUMBER OF DWELLING UNITS _____
AT (LOCATION) 6432 (NO.) McKENZIE DRIVE (STREET) ZONING DISTRICT _____
SUBDIVISION COM 34404 R4 S4 LOT 4 BLOCK _____ LOT SIZE _____

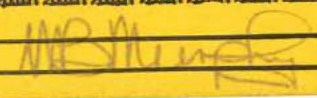
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TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: 

AREA 504 sq (SQUARE FEET)

OWNER 
ADDRESS 





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PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

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Pemberton Holmes Ltd

23 Queens Rd, Duncan, BC V9L 2W1

250-709-4987

www.duncanbcrealestate.ca