

# Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON  
HOLMES*

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Information Package

For

***6069 Chippewa Rd, Duncan***

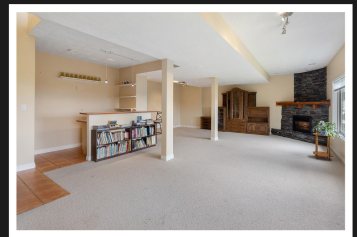
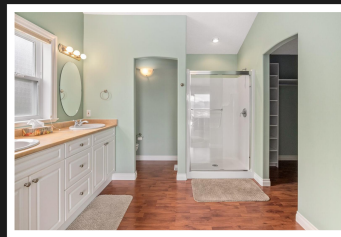
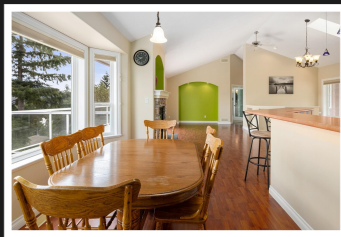
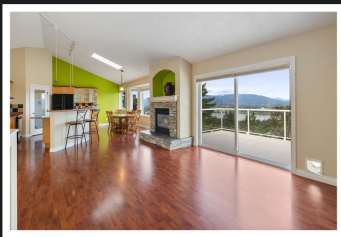


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# PICTURE PERFECT LAKE VIEWS!



## 6069 Chippewa Rd

UNOBSTRUCTED VIEWS! This awesome 3 bed/3 bath home is perched perfectly to take in views of Quamichan Lake and mountains. Entering, you'll find an inviting open concept main floor with vaulted ceilings & large windows for loads of natural light. The kitchen has oodles of cupboards & counterspace, & a walk-in pantry. Dine overlooking the amazing views, & then enjoy the beautiful stone fireplace in your spacious living room. Sliders lead out to the huge deck, perfect for summer bbqs & quiet evenings with your chosen beverage. This floor also has a spacious master suite with walk-in closet & 4pc ensuite, 2nd bedroom, 2pc bath, & the laundry. Downstairs, there is suite potential (zoning allows for secondary suite, buyer to verify with N Cowichan) with an enormous family room with stone fireplace & wet bar, 3rd bedroom, & 4pc bath. Another covered deck offers more outdoor space. An over-sized double garage with excess parking finishes the home! Call your agent today!



**Priced at**  
**\$899,000**

|             |             |          |        |
|-------------|-------------|----------|--------|
| Area        | East Duncan | Age      | 2003   |
| Bedrooms    | 3           | Taxes    | 5206   |
| Bathrooms   | 3           | Tax Year | 2022   |
| Lot Size    | 10018.8     | MLS#     | 909965 |
| Floor Space | 2628        | Parking  |        |

**DAN JOHNSON\***

Pemberton Holmes - Duncan

Scan this QR  
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)



**6069 Chippewa Rd  
 Du East Duncan ~ V9L 5P5**

**Rooms**

| RoomType                            | Level | Dim/Pcs   |
|-------------------------------------|-------|-----------|
| Bathroom                            | Lower | 4-Piece   |
| Bedroom                             | Lower | 15'9x11'3 |
| Bonus Room                          | Lower | 13'7x9'9  |
| Family Room                         | Lower | 27'0x15'5 |
| Other                               | Lower | 9'0x6'0   |
| Bathroom                            | Main  | 2-Piece   |
| Bedroom                             | Main  | 12'5x9'7  |
| Dining Room                         | Main  | 15'10x8'6 |
| Ensuite                             | Main  | 4-Piece   |
| Entrance                            | Main  | 8'0x9'8   |
| Kitchen                             | Main  | 17'0x10'5 |
| Laundry                             | Main  | 6'6x5'3   |
| Living Room                         | Main  | 16'3x12'5 |
| Pantry (Finished)                   | Main  | 4'7x7'0   |
| Primary Bedroom                     | Main  | 14'6x14'5 |
| Utility Room (Unfinished) (Unflower |       | 12'3x9'7  |

**Listing Summary**

**MLS@:** 909965  
**Status:** Active  
**Sub Type:** SF Det  
**DOM:** 2  
**Taxes:** \$5,206  
**2022 Asmt:** \$813,000  
**List Price:** \$899,000  
**Orig Price:** \$899,000  
**Sold Price:**  
**Pend Date:**  
**Strata Fee:**  
**Title:** Freehold

**Remarks**

**UNOBSTRUCTED VIEWS!** This awesome 3 bed/3 bath home is perched perfectly to take in views of Quamichan Lake and mountains. Entering, you'll find an inviting open concept main floor with vaulted ceilings & large windows for loads of natural light. The kitchen has oodles of cupboards & counterspace, & a walk-in pantry. Dine overlooking the amazing views, & then enjoy the beautiful stone fireplace in your spacious living room. Sliders lead out to the huge deck, perfect for summer bbqs & quiet evenings with your chosen beverage. This floor also has a spacious master suite with walk-in closet & 4pc ensuite, 2nd bedroom, 2pc bath, & the laundry. Downstairs, there is suite potential (zoning allows for secondary suite, buyer to verify with N Cowichan) with an enormous family room with stone fireplace & wet bar, 3rd bedroom, & 4pc bath. Another covered deck offers more outdoor space. An over-sized double garage with excess parking finishes the home! Call your agent today!

**Interior Details**

**Layout:** Main Level Entry with Lower Level(s)  
**Bedrms:** 3    **Kitchens:** 1  
**Baths Tot:** 3    **Fireplaces:** 2  
**Bth 2Pce:** 1    **Storeys:**  
**Bth 3Pce:** 0    **Fin SqFt:** 2,628  
**Bth 4Pce:** 1    **Unfin SqFt:** 112  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:** Potential  
**Ens 3Pce:** 0    **Basement:** 8' / Finished, Full  
**Ens 4+Pce:** 1    **FP Feat:** Family Room, Gas, Living Room  
**App Incl:** Dishwasher, F/S/W/D  
**Intr Ftrs:** Soaker Tub, Vaulted Ceiling(s)

**Rooms Summary**

|                 | Lower | Main  | Second | Third | Other |
|-----------------|-------|-------|--------|-------|-------|
| <b>Fin SqFt</b> | 1,355 | 1,385 | 0      | 0     | 0     |
| <b>Beds</b>     | 1     | 2     | 0      | 0     | 0     |
| <b>Baths</b>    | 1     | 2     | 0      | 0     | 0     |
| <b>Kitchens</b> | 0     | 1     | 0      | 0     | 0     |

**Building Information**

**Built (est):** 2003    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco  
**Ext Feat:** Balcony/Deck

**Frnt Faces:** S

**Bldg Style:**  
**Bldg Warr:**  
**EnerGuide Rtg/Dt:**

**Cool:** Air Conditioning  
**Heat:** Forced Air, Heat Pump  
**Roof:** Fibreglass Shingle  
**Fndn:** Poured Concrete  
**Accss:** Ground Level Main Floor, Primary E

**Lot/Strata Information**

**Prk Type:** Driveway, Garage Double  
**Water:** Municipal    **Waste:** Sewer Connected  
**Lot Feat:** Family-Oriented Neighbourhood, Landscaped, Marina Nearby, Quiet Area, Recreation Nearby  
**Complex:**  
**SqFt Balc:**    **StrLots/Cplx**  
**SqFt Prk:**    **Bldgs/Cplx:**  
**SqFt Pat:**    **Suites/Bldg:**  
**SqFt Strg:**    **Floors/Bldg:**  
**Gnd/Top?:**    **Lvl/Suite:**  
**Shrd Am:**

**Lot Size** 10,019sqft / 0.23ac

**Dims (w/d):**    **Waterfront:**  
**View:** City, Mountain(s), Lake

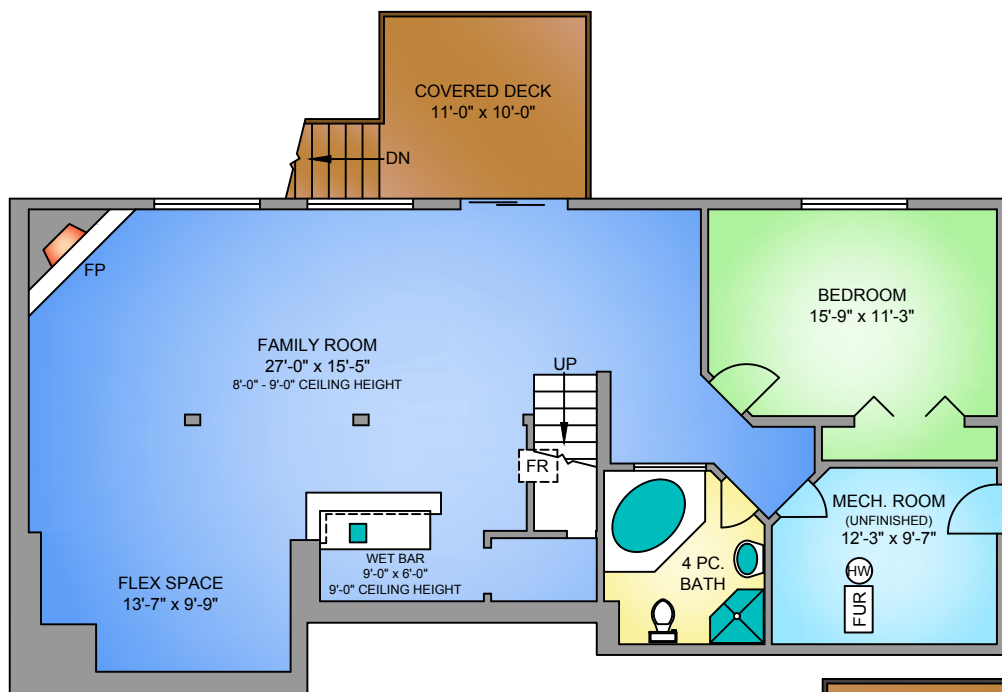
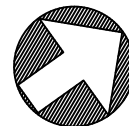
**Services:**  
**Rent Alld?:**  
**Yng Ag Alld?:**  
**Pets Alld?:**  
**BBQs Alld?:**

**Prk Tota** 3  
**Prk Cm Prp:**  
**Prk LCP:**  
**Prk Str Lot:**  
**Str Lot Incl:**

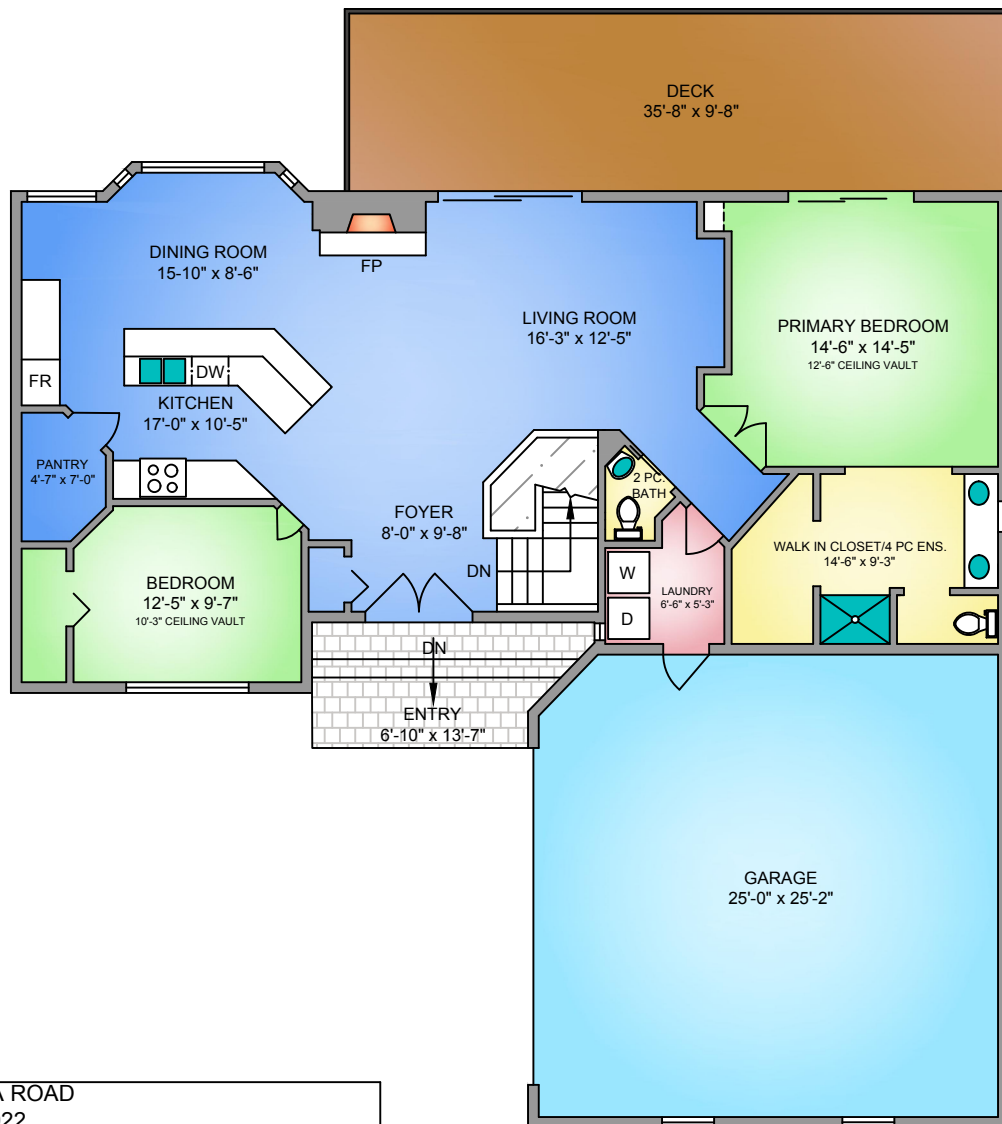
**Unit Incl:**



NORTH



**LOWER FLOOR**  
**1243 SQ. FT.**  
 8'-0"-9'-0" CEILING HEIGHT



**MAIN FLOOR**  
**1385 SQ. FT.**  
 CEILING HEIGHT VARIES

| 6069 CHIPPEWA ROAD<br>JULY 18, 2022  |             |                |            |            |              |
|--|-------------|----------------|------------|------------|--------------|
| PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON.<br>PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY. |             |                |            |            |              |
| FLOOR  | TOTAL       | AREA (SQ. FT.) |            |            |              |
|  |             | FINISHED       | UNFINISHED | GARAGE     | DECK / PATIO |
| MAIN   | 1385        | 1385           | -          | 676        | 345          |
| LOWER  | 1355        | 1243           | 112        | -          | 110          |
| <b>TOTAL</b>   | <b>2740</b> | <b>2628</b>    | <b>112</b> | <b>676</b> | <b>455</b>   |

**Identify**

Identify Results

Results found: 4 Clear

**House 1:** 6069  
**House 1:**  
**Street Name:** CHIPPEWA RD  
**PID:** 018-743-781  
**Folio:** 08053-220  
**Lot:** 220  
**Plan:** VIP58746  
**Non-Legal Description:** L 220 PL  
VIP58746  
**Approx. m2:** 943.72  
**Approx Acre:** 0.23  
**Approx Hectare:** 0.09  
**Section:** 1  
**Range:** 3  
**Land District:**  
**Zoning:** R2-A  
**Split Zoned:** NA  
**Map Grid:** G-04

Click to add a point

-123.637 48.794 Degrees

20m

VIP58747

## Residential Restricted Properties Zone (R2-A)

### Permitted Uses

- 57.1 (1) The permitted uses for the R2-A zone are as follows:
- Assisted Living
  - Bed and Breakfast
  - Community Care Facility
  - Home-based Business
  - Secondary Suite
  - Single-Family Dwelling
  - Supportive Housing [BL3302, BL3323, BL3674]

### Minimum Lot Size

- (2) The minimum permitted lot size for the R2-A zone is 670 m<sup>2</sup> (7,212 sq. ft.).

### Minimum Frontage

- (3) The minimum permitted frontage for the R2-A zone is 18 m (59.06').

### Density

- (4) The maximum permitted density for the R2-A zone is as follows:
- (a) The number of residential buildings shall not exceed one;
  - (b) The maximum permitted floor space ratio is 0.5:1.

### Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the R2-A zone is 30% of the lot area.

### Minimum Setbacks

- (6) The minimum permitted setbacks for the R2-A 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, 1.0 m (3.28')
    - Yard, Rear, 1.5 m (4.92')

### Maximum Building Height

- (7) The maximum permitted building heights for the R2-A 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 R2-A zone are as follows:
- (a) No fences over 1.2 m (4.0') 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) 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. [BL3302]
  - (d) Bed and Breakfast uses may have no more than three sleeping units. [BL3323]
  - (e) Bed and Breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use. [BL3302; BL3323]

# PROPERTY INFORMATION

## General Property Information

**Civic Address:** 6069 CHIPPEWA RD  
**Folio:** 08053-220  
**LTO Number:** CA3949008  
**PID:** 018-743-781  
**MHR Number:**  
**Status:** Active  
**Property No:** 106562  
**Legal:** LOT 220 SECTION 1 RANGE 3 COMIAKEN PLAN VIP58746

## Property Attributes

| Title            | Value     | Description                            |
|------------------|-----------|--|
| BCAA             |           |  |
| MANUAL CLASS     | 0145      | 1 Sty Sfd - New Standard               |
| ACTUAL USE       | 000       | SINGLE FAMILY DWELLING                 |
| FIRE AREA        | SOUTH END |  |
| CURBSIDE PICKUP  |           |  |
| GARBAGE SCHEDULE | RED B     | RED B SCHEDULE                         |
| ZONING           | R2-A      | RESIDENTIAL RESTRICTED PROPERTIES 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  | 5,206.36   | 1     | 330,000    | 483,000            | 813,000          | 813,000        |
| 2021 May 19, 2021 | Reg  | 4,956.94   | 1     | 234,000    | 368,000            | 602,000          | 602,000        |
| 2020 May 25, 2020 | Reg  | 4,888.11   | 1     | 224,000    | 345,000            | 569,000          | 569,000        |

## 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.

## 6069 CHIPPEWA RD DUNCAN V9L 5P5

Area-Jurisdiction-Roll: 04-315-08053.220



04-315-08053220 10/27/2015

**Total value \$813,000**

2022 assessment as of July 1, 2021

|                     |           |
|---------------------|-----------|
| Land                | \$330,000 |
| Buildings           | \$483,000 |
| Previous year value | \$602,000 |
| Land                | \$234,000 |
| Buildings           | \$368,000 |

### Property information

|                        |                        |
|------------------------|------------------------|
| Year built             | 2003                   |
| Description            | 1 STY house - Standard |
| Bedrooms               | 1                      |
| Baths                  | 2                      |
| Carports               |                        |
| Garages                | G                      |
| Land size              | .233 Acres             |
| First floor area       | 1,352                  |
| Second floor area      |                        |
| Basement finish area   | 1,204                  |
| Strata area            |                        |
| Building storeys       |                        |
| Gross leasable area    |                        |
| Net leasable area      |                        |
| No. of apartment units |                        |

### Legal description and parcel ID

Lot 220 Plan VIP58746 Section 1 Range 3 Land District 63  
PID: 018-743-781

### 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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