

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

2663 Ethel Lane, Cobble Hill

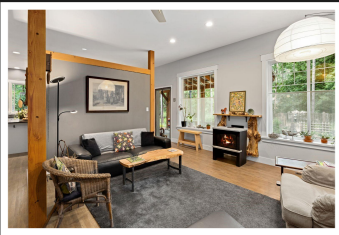


The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.

PEMBERTON
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TRANQUILITY IN COBBLE HILL!



2663 Ethel Lane

Outstanding 8yrs young custom built family home with 10' ceilings, nestled on a private 0.94 acre lot in Cobble Hill at the end of a (not so known) winding forested lane! Large open kitchen/dining with big granite island and countertops, white shaker cabinets, stainless appliances and surrounded by large windows looking into the forest. Efficient natural gas heating, bbq hookup, H2O tank, & fireplace. Generous primary suite with beautiful 4pc ensuite & large walk-in closet. The main floor has two more good-sized bedrooms, 4pc bath, 2pc bath, and a fantastic laundry/mudroom. Upstairs is a 4th bedroom or bonus space. The basement has a huge media room or gym and tons of storage. A huge covered patio provides loads of outdoor space for BBQ's. Triple garage and a detached dbl carport provide lots of parking. Potential for a carriage house (confirm with zoning). A truly unique, peaceful property you won't want to miss. Call your agent today to book a showing.



Priced at
\$1,298,000

Area	Cobble Hill	Age	2016
Bedrooms	4	Taxes	5465
Bathrooms	3	Tax Year	2023
Lot Size	40946.4	MLS#	967172
Floor Space	2968	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



Dan Johnson
 Personal Real Estate Corporation
 Cell: 250-709-4987
 wrkn4you@gmail.com
 Pemberton Holmes Ltd. (Dun)



2663 Ethel Lane Cobble Hill BC V0R 1L6
 MLS® No: **967172** **\$1,298,000** **Active**



Outstanding 8yrs young custom built family home with 10' ceilings, nestled on a private 0.94 acre lot in Cobble Hill at the end of a (not so known) winding forested lane! Large open kitchen/dining with big granite island and countertops, white shaker cabinets, stainless appliances and surrounded by large windows looking into the forest. Efficient natural gas heating, bbq hookup, H2O tank, & fireplace. Generous primary suite with beautiful 4pc ensuite & large walk-in closet. The main floor has two more good-sized bedrooms, 4pc bath, 2pc bath, and a fantastic laundry/mudroom. Upstairs is a 4th bedroom or bonus space. The basement has a huge media room or gym and tons of storage. A huge covered patio provides loads of outdoor space for BBQ's. Triple garage and a detached dbl carport provide lots of parking. Potential for a carriage house (confirm with zoning). A truly unique, peaceful property you won't want to miss. Call your agent today to book a showing.

Room	Level	Dims/Pieces
Media Room	Lower	18'5x28'7
Storage (Unfin)	Lower	23'3x11'9
Storage (Unfin)	Lower	39'2x10'10
Utility Room	Lower	41'5x11'5
(Unfinished) (Unfin)		
Bathroom	Main	4-Piece
Bathroom	Main	2-Piece
Bedroom	Main	9'10x11'0
Bedroom	Main	9'0x12'0
Bedroom - Primary	Main	15'7x15'7
Dining Room	Main	19'4x8'0
Ensuite	Main	4-Piece
Entrance	Main	8'6x10'4
Kitchen	Main	16'10x13'5
Laundry	Main	16'10x7'0
Living Room	Main	16'7x13'1
Walk-in Closet	Main	8'0x7'0
Bedroom	Second	16'0x17'0

MLS® No: **967172** List Price: **\$1,298,000**
 Status: **Active** Orig Price: **\$1,298,000**
 Area: **Malahat & Area** Sub Area: **ML Cobble Hill**
 DOM: **3** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold/Strata**

Interior

Beds: **4** Baths: **3** Kitchens: **1** Fireplaces: **1** Storeys:
 FinSqFt Total: **2,968** UnFin SqFt: **1,479** SqFt Total: **4,447** Basement: **Yes** Addl Accom:
 2pc Ensuities: **0** 3pc Ensuities: **0** 4+pc Ensuities: **1** Beds or Dens: **4** Laundry: **In House**
 Layout: **Main Level Entry with Lower/Upper Lvl(s)** Appl Incl: **Dishwasher, F/S/W/D**
 Heating: **Forced Air, Natural Gas** Cooling: **None**
 Intr Ftrs:

Exterior/Building

Built (Est): **2016** Front Faces: **Southwest** Storeys: Bldg Warranty:
 Construction: **Cement Fibre, Frame Wood, Insulation:** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
Ceiling, Insulation: Walls
 Lgl NC Use: Access: Bldg Style:
 Exterior Ftrs: **Balcony/Deck**

Lot

Lot SqFt: **40,946** Lot Acres: **0.94** Dimensions: Shape:
 Park Type: **Additional,** Park Spcs: **6** View: Waterfront: Water: **Regional/Improve**
Carport Double, Driveway, District
Garage Double
 Carport Spcs: **2** Garage Spcs: **2** Services:
 Sewer: **Septic System** Restrictions: Lot Ftrs: **No Through Road, Quiet Area, Rural Setting, In Wooded Area**

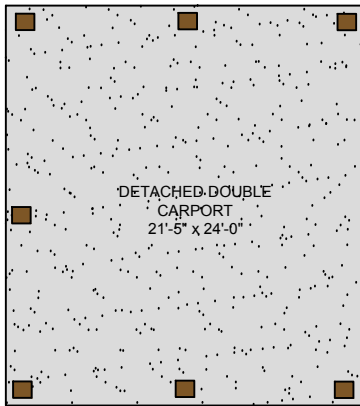
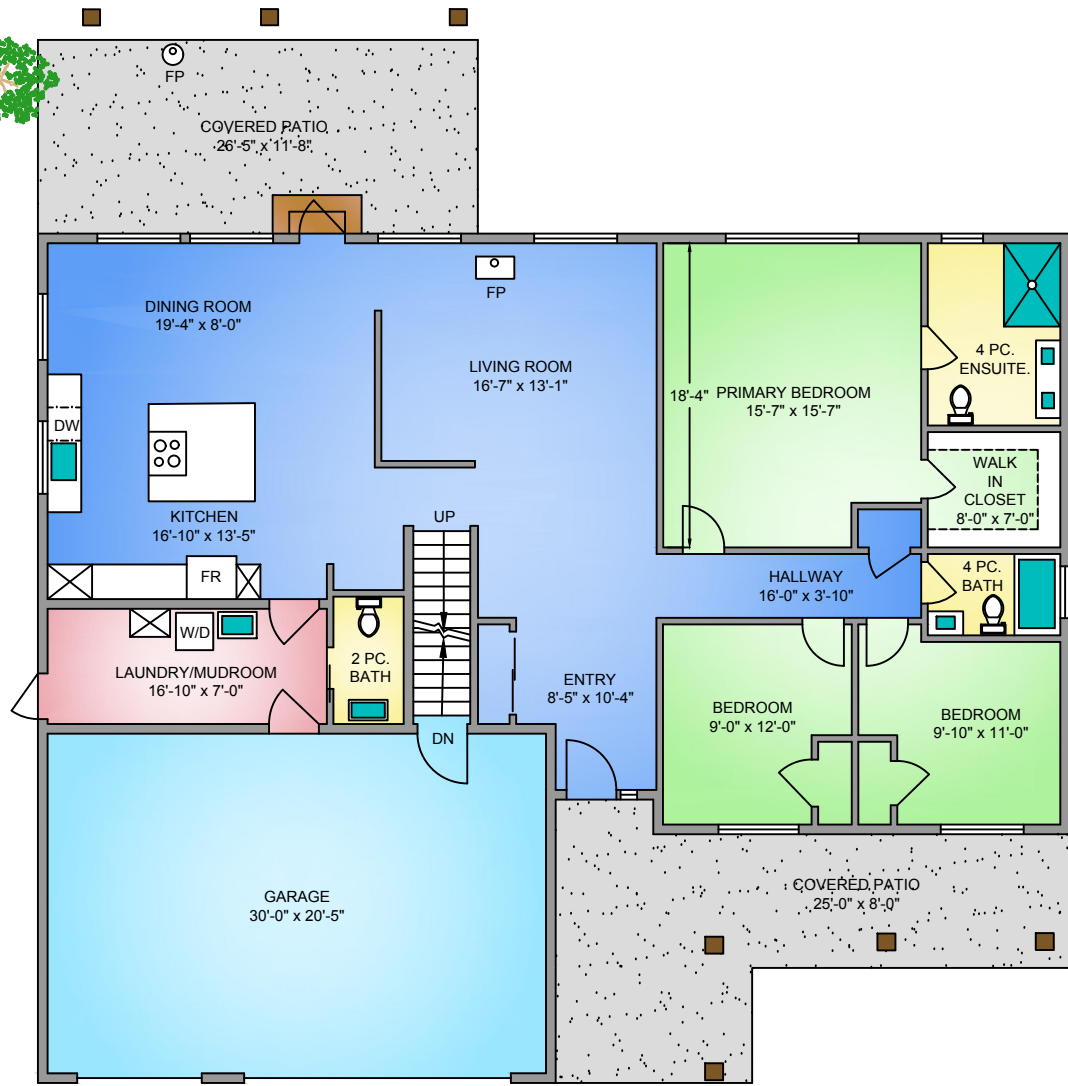
Legal/Public Records

Assessed: **\$1,029,000** Assess Yr: **2024** Taxes: **\$5,465** Tax Year: **2023**
 PID: **029-581-583** Roll No: **17396209** Zoning: **R-2** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **Strata Lot 2, Section 1, Range 6, Shawnigan District, Plan EPS2260, together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form V**

Strata

Strata/Pad Fee: **\$21** Strata/Pad Fee Year: **2024** Prop Mgr: Mgr Phone:
 Complex: Bldgs/Cmplx: Str Lots/Bldg:
 Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:
 Park SqFt: Park Incl: Park Cmn Sp: Park LCP Spc:
 Depr Rpt?: **No** Plan Type: **Bare Land** Lvl's in Unit: Unit's Level:
 Rent Allwd?: **Unrestricted**
 Yngst Age: **0**
 Pets Allwd: **Aquariums, Birds, see Bylaws**
Caged Mammals, Cats, Dogs
 BBQs Allwd: **Yes**
 Smoking Byl: **Unknown**
 Unit Incl:
 Assmt Incl:
 Shrd Am:

MAIN FLOOR
2049 SQ. FT.
 10'-0" CEILING HEIGHT

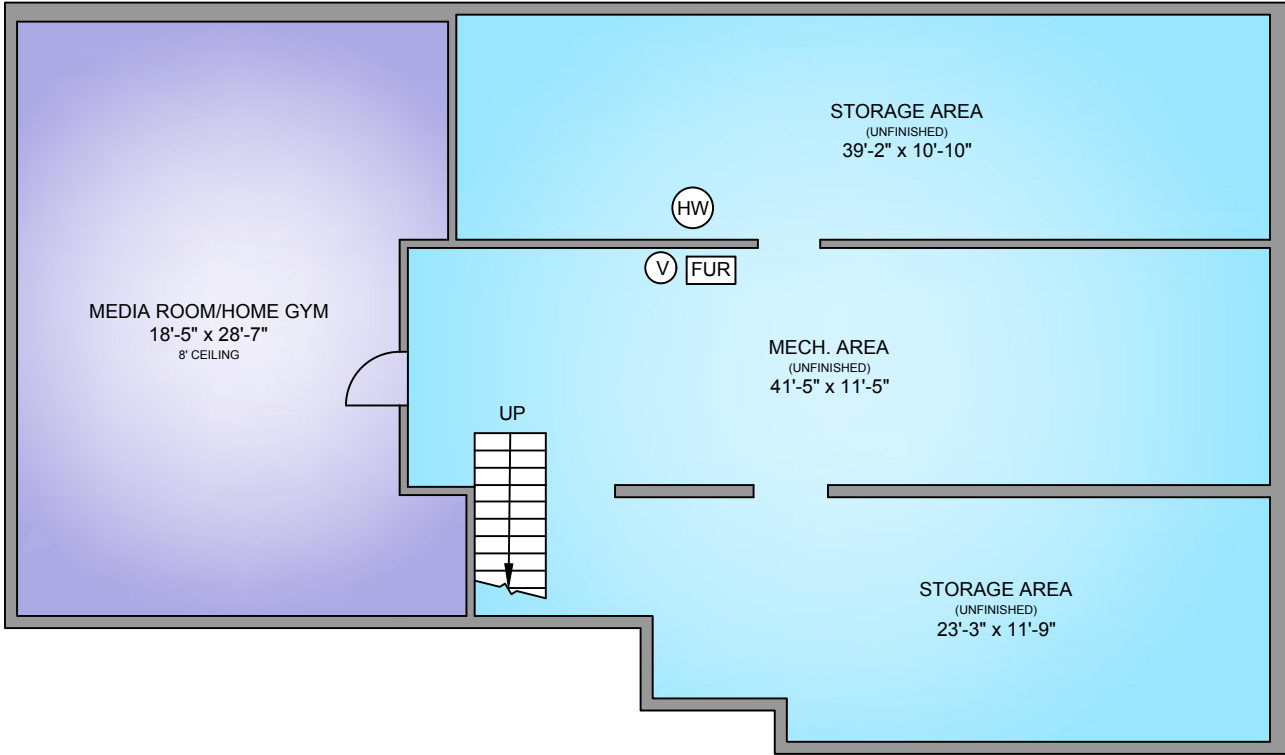


PROPER MEASURE™
 FROM PRECISION TO PERFECTION

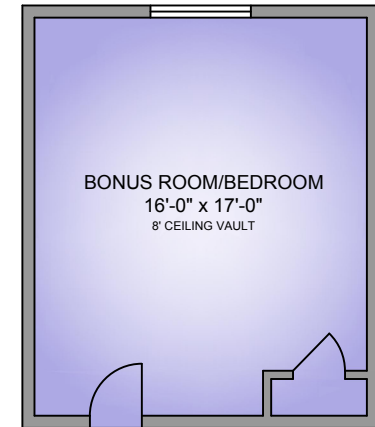
250-415-0041
 karyn@propermeasure.com
 www.propermeasure.com

2633 ETHEL LANE JUNE 17, 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	UNFINISHED	GARAGE	DECK / PATIO
MAIN	2049	2049	-	654	653
UPPER	349	349	-	-	-
LOWER	2049	570	1479	-	-
TOTAL	4447	2968	1479	654	653

LOWER FLOOR
 570 SQ. FT. (FINISHED)
 1479 SQ. FT. (UNFINISHED)
 8'-0" CEILING HEIGHT



UPPER FLOOR
 349 SQ. FT.
 8'-0" CEILING HEIGHT



NORTH



PROPERMEASURE™
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250-415-0041
 karyn@propermeasure.com
 www.propermeasure.com

2633 ETHEL LANE JUNE 17, 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	UNFINISHED	GARAGE	DECK / PATIO
MAIN	2049	2049	-	654	653
UPPER	349	349	-	-	-
LOWER	2049	570	1479	-	-
TOTAL	4447	2968	1479	654	653

Property Notes – 2663 Ethel Lane

Custom home built in 2016 with pictures of the build

10' ceilings on main floor, 7'7" ceilings in basement

Granite Countertops

Natural Gas forced air heating

bbq hookup

H2O tank

fireplace

Vinyl Plank flooring on main floor

Built-in Vacuum with attachments

Electrical 200amp with an empty sub panel for the basement

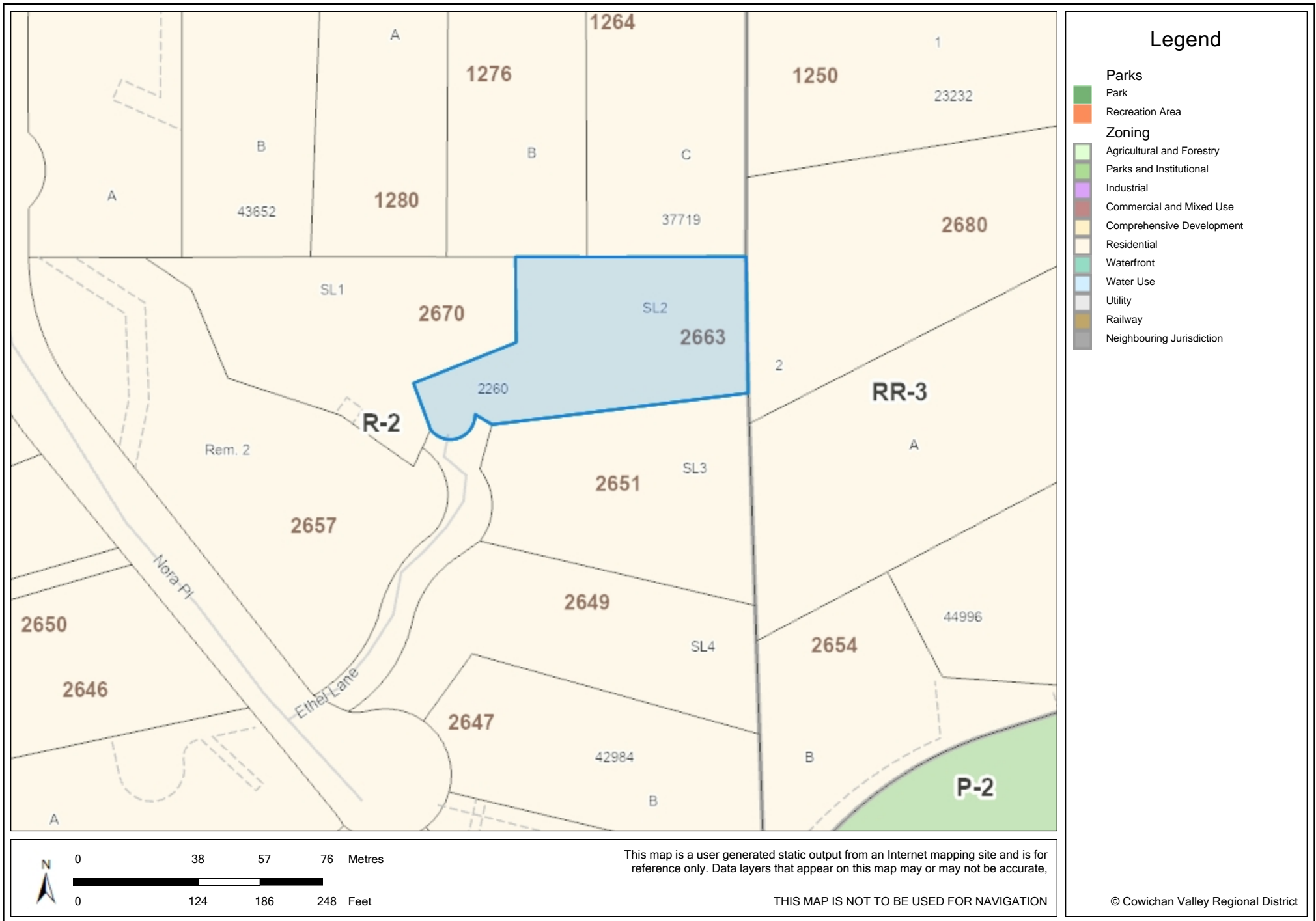
Utilities \$85/month Natural Gas

\$60/month Electricity

Septic pumped in 2021

Zoning allows for a potential separate suite/carriage house

Quiet and peaceful area with nature sounds including frogs, crickets, and owls



8.4 R-2 ZONE - SUBURBAN RESIDENTIAL

(a) Permitted Uses

The following uses and no others are permitted in an R-2 Zone:

- (1) single detached dwelling or mobile home;
- (2) agriculture horticulture;
- (3) home based business;
- (4) bed and breakfast accommodation;
- (5) daycare nursery school accessory to a residential use; and
- (6) detached suite or attached suite.

(b) Conditions of Use

For any parcel in an R-2 Zone:

- (1) the parcel coverage shall not exceed 30 percent for all buildings and structures;
- (2) the height of all buildings and structures shall not exceed 10 metres except for auxiliary buildings which shall not exceed a height of 7.5 metres; and
- (3) the minimum setbacks for the types of parcel lines set out in Column I of this section are set out for all structures in Column III and IV:

COLUMN I Type of Parcel Line	COLUMN II Residential Use	COLUMN III Agricultural & Accessory Use	COLUMN IV Accessory Residential Use
Front Side (Interior)	7.5 metres 10% of the parcel width or 3 metres whichever is less	30 metres 15 metres	7.5 metres 10% of the parcel width or 3.0 metres whichever is less or 1.0 metres if the building is located in a rear yard
Side (Exterior)	4.5 metres	15 metres	4.5 metres
Rear	4.5 metres	15 metres	4.5 metres

materials; soft landscaping unless otherwise specified in this Bylaw; private residential septic tanks entirely below grade;

“subdivision” means the division of land into two or more parcels whether by plan apt descriptive words or otherwise; and includes parcels created under the Land Titles Act and the Condominium Act;

“Suite, Attached (or Attached Suite)” means a dwelling unit that is located within a building that also contains a principal dwelling unit, and that complies with Section 5.19 of this Bylaw.

“Suite, Detached (or Detached Suite)” means a dwelling unit that itself is, or is located within, an accessory building on a parcel of land, and which complies with Section 5.18 of this Bylaw;

“tourist accommodation” means a building or set of buildings used for transient accommodation which contain sleeping units and may contain auxiliary assembly commerce entertainment or restaurant uses premises licensed to serve alcoholic beverages and staff accommodation and includes hotel motel resort lodge and guest cabins;

“utility” means broadcast transmission electrical telephone sewer or water services and facilities established or licensed by a government and includes navigation aids but excludes radio and television broadcast transmission towers;

“watercourse” means a depression with a bed 0.6 metres or more below the natural elevation of surrounding land:

- a) serving to give direction to a current of water for an average of at least six months of a year according to records kept by the Government of British Columbia; or
- b) having a drainage area of two square kilometres or more.

5.16 Residential Use in Non-Residential Zones

Notwithstanding the setback requirements of this bylaw where a single detached dwelling is permitted in a commercial industrial or institutional zone the following setbacks shall apply:

Front	7.5 metres
Interior Side	10% of the lot width or 3 metres whichever is less
Exterior Side	4.5 metres
Rear	4.5 metres

5.17 Mobile Home Use

A mobile home use shall only be permitted in those zones in which it is specifically listed as a permitted use.

5.18 Detached Suites

- (a) The maximum floor area of a detached suite shall not exceed 85 m².
- (b) The detached suite may be free-standing or attached to a residential accessory building however the detached suite shall not be located within or attached to another dwelling.
- (c) One additional on-site parking space shall be provided.
- (d) A Detached Suite shall only be permitted if a report prepared by a Registered Onsite Wastewater Practitioner or a professional engineer with experience in wastewater systems approves the appropriate level of sewage treatment – Type 1, 2, or 3 – that would permit the requested total density on the parcel.
- (e) The detached suite may be in the form of a mobile manufactured or modular home (CSAZ240 or CSAA277)
- (f) The detached suite may not be in the form of a recreational vehicle nor park model unit.
- (g) The detached suite is only permitted if the parcel is at least 0.2 hectare in area if the main residence and detached suite are both serviced by a community water system, or the parcel is at least 0.5 hectare in area if the parcel is not serviced by a community water system and that a report prepared by a Registered Onsite Wastewater Practitioner or a professional engineer with experience in wastewater systems approves the appropriate level of sewage treatment – Type 1, 2, or 3 – that would permit the requested total density on the parcel.
- (h) The detached suite shall not be located within:
 - i. 60 metres of the high water mark of Shawnigan Lake;
 - ii. 30 metres of the high water mark of Shawnigan Creek;
 - iii. 50 metres of the Koksilah River.
- (i) The detached suite shall not be located on any parcel with frontage along Shawnigan Lake.
- (j) The detached suite may be subdivided from the parcel upon which it is located only if
 - i. it is in a zone which would allow for the proposed parcel sizes following subdivision;

- ii. the principal single detached dwelling and detached suite are so located as to allow for setback requirements to be met following subdivision;
 - iii. the approval of the Health Authority for sewage disposal has been obtained;
 - iv. all other requirements of subdivision are met.
- (k) If the parcel upon which the detached suite would be located is in a zone which would not allow for subdivision, the owner shall, prior to the issuance of a building permit for the detached suite, register a covenant on the parcel which would prevent its subdivision or the registration of any form of strata plan under the *Strata Property Act* on the parcel.

5.19 Attached Suites

- (a) The attached suite shall be located within the principal dwelling;
- (b) The attached suite shall be built in accordance with the provisions of the BC Building Code and no attached suite shall have a floor area in excess of 85 m².
- (c) The attached suite is only permitted if a report prepared by a Registered Onsite Wastewater Practitioner or a professional engineer with experience in wastewater systems certifies the appropriate level of sewage treatment – Type 1, 2, or 3 – that would permit the requested total density of residential development on the parcel.
- (d) Prior approval of the jurisdiction having authority for domestic water supply shall be obtained before issuance of a building permit;
- (e) One additional on-site parking space shall be provided.
- (f) The attached suite shall not be located within:
 - i. 60 metres of the high water mark of Shawnigan Lake;
 - ii. 30 metres of the high water mark of Shawnigan Creek;
 - iii. 50 metres of the Koksilah River.
- (g) Only one attached suite or one detached suite shall be permitted per parcel.
- (h) The attached suite shall not have, through subdivision or strata plan, a separate title distinct from the title upon which it is located, and the owner shall, prior to the issuance of a building permit, register a covenant pursuant to Section 219 of the *Land Title Act* in favour of the CVRD against the title to the parcel which would prevent the subdivision or the registration of any form of strata plan under the *Strata Property Act*.

5.20 Contaminated Soil and Waste

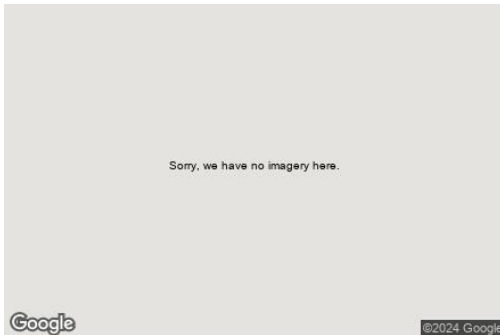
Unless explicitly permitted in a zone, no parcel shall be used for the purpose of storing contaminated waste or contaminated soil, if the contaminated material did not originate on the same legal parcel of land that it is being stored on.

5.21 Commercial Cannabis Regulations

- a. Both standard and micro cannabis production and processing are a permitted farm use of all parcels in the Agricultural Land Reserve, to the extent permitted by the Agricultural Land Reserve Use Regulation, and standard and micro cannabis production and processing may not be conducted concurrently on the same parcel.

2663 ETHEL LANE COBBLE HILL VOR 1L6

Area-Jurisdiction-Roll: 04-765-17396.209



Total value **\$1,029,000**

2024 assessment as of July 1, 2023

Land	\$381,000
Buildings	\$648,000
Previous year value	\$1,137,000
Land	\$419,000
Buildings	\$718,000

Property information

Year built	2016
Description	1.5 STY house - Standard
Bedrooms	3
Baths	2
Carports	
Garages	G
Land size	.939 Acres
First floor area	2,160
Second floor area	306
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

STRATA LOT 2, PLAN EPS2260, SECTION 1, RANGE 6, SHAWNIGAN LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 029-581-583

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



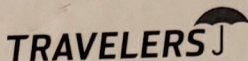
Compare property information and assessment values



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View recently viewed properties



Home Warranty
Tel: 604.682.3095
Toll Free: 800.555.9431
Fax: 604.682.3096

Travelers Insurance Company of Canada
650 West Georgia Street, Suite 2500
P.O. Box 11542
Vancouver, British Columbia V6B 4N7
www.travelerscanada.ca

2-5-10 HOME WARRANTY STICKER

(Detached Dwelling Unit)

Address: 2663 Ethel Lane , Shawnigan Lake, BC
Legal Description: Lot 2, Section 1, D.L. Shawnigan District, Plan EPS2260, Range 6
Warranty Certificate #: 80218676
Builder Name: Beckett Developments Builder #: 00003425
Builder's Phone: (250) 335-1874 Builder's Fax:
Builder's Address: 4600 Chandler Road, Hornby Island, BC, V0R 1Z0

This is an adhesive label listing important expiry dates relating to the warranty coverage of the above captioned Dwelling Unit. To ensure your Warranty rights are preserved, please refer to the 2-5-10 Home Warranty Certificate and ensure that you understand what your obligations are. Please note that all notice(s) of a claim must be provided to the Builder and Travelers Insurance Company of Canada in writing prior to the expiry of the applicable warranty coverage. The important dates to note are:

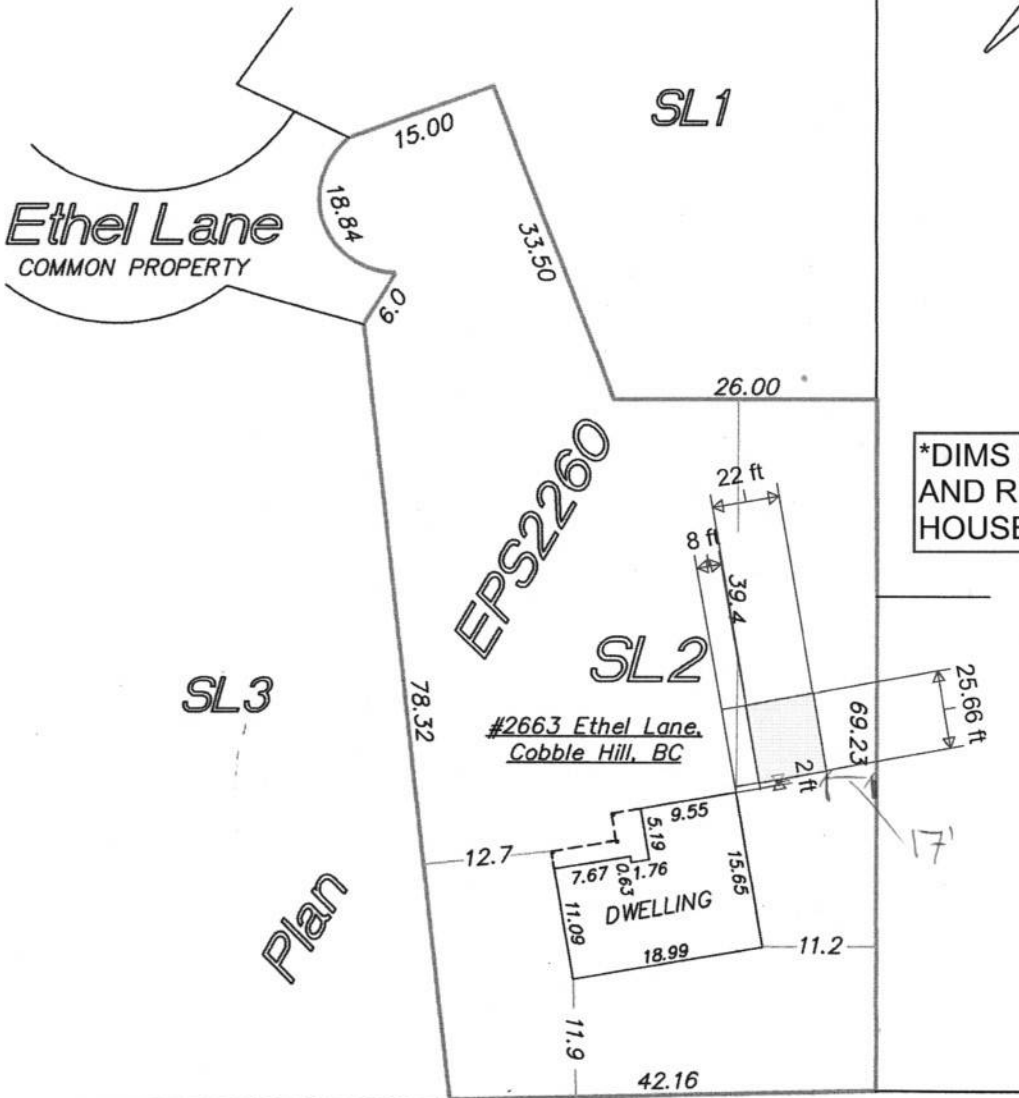
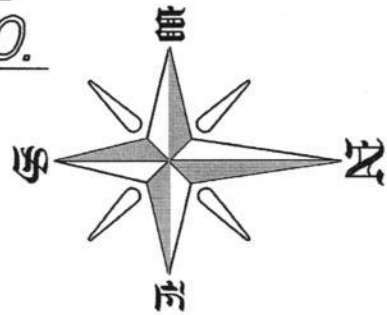
1. Warranty Commencement Date April 25, 2016
2. Materials & Labour Warranty
- a) 1 Year defects in Materials and Labour: Expiry Date: April 24, 2017
b) 2 Years defects in Materials and Labour supplied for;
i. the gas, electrical, plumbing, heating, ventilation and air conditioning delivery and distribution systems; and Expiry Date: April 24, 2018
ii. the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the New Home:
3. 5 Years Building Envelope Warranty Expiry Date: April 24, 2021
4. 10 Years Structural Defects Warranty Expiry Date: April 24, 2026

Please place this sticker in a conspicuous location.

As-built Location Plan covering:-

Strata Lot 2, Section 1, Range 6,
Shawnigan District, Plan EPS2260.

Scale ~ 1:750-distances in metres



Mortimer
Surveying
— DESIGN, ENGINEERING & SURVEYING —

4386, Riverside Road,
Duncan, B.C. — V9L 6M8
Tel: (250) 748-5246

— EMAIL ~ surveyor@telus.net —

File: 2016/EthelLane/AB.dwg

The survey shows the structure located on the above lot lies wholly within the said lot and does not encroach on adjoining lands, lots or roads. The purpose of this plan is for the protection of the original client or mortgagee only and it is not intended for the re-establishment of boundaries and/or property lines.

Dated this 29th. day of April, 2016

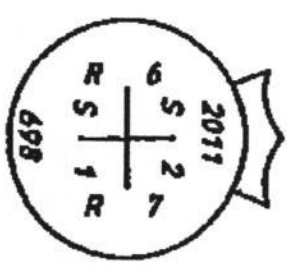
© — RICHARD A. H. MORTIMER, OLS, BCLS, CLS (ret)

— THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED —

PLAN 37719

B

C



SL 2

0.380 ha

PLAN 23232

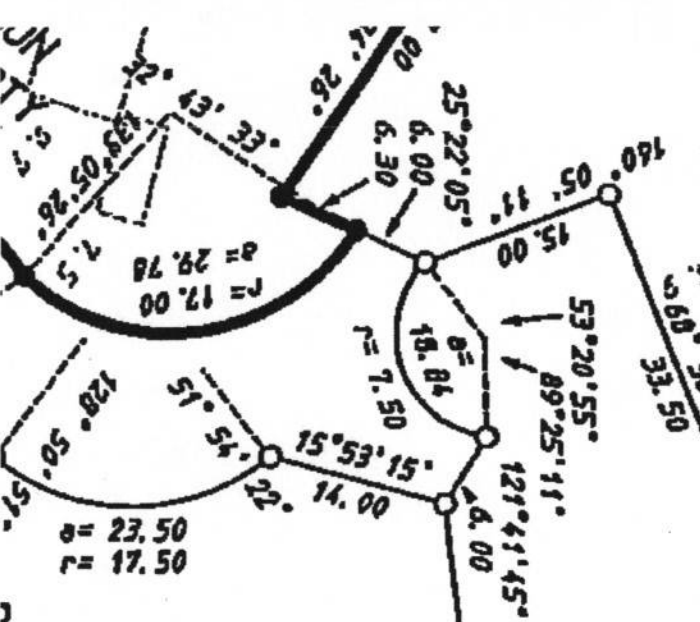
2

SL 3

0.400 ha

PLAN 46763

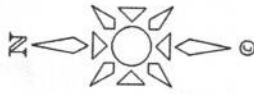
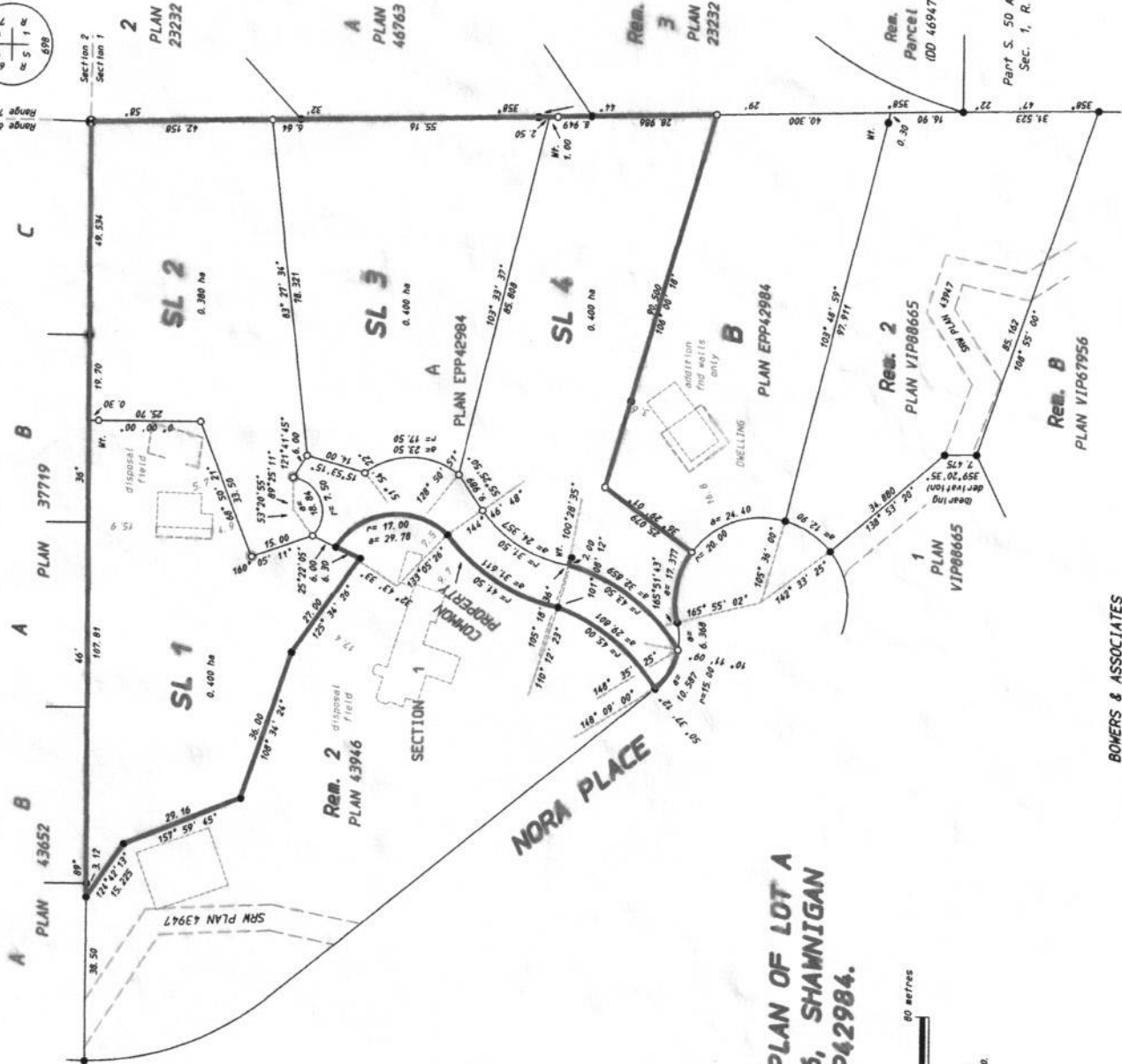
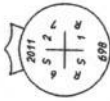
A



PLAN 37719

A

Range 6
Range 7



BARE-LAND STRATA PLAN OF LOT A SECTION 1, RANGE 6, SHAWNIGAN DISTRICT, PLAN EPP42984.

BCGS 928.063



The intended plot size of this plan is shown in width by 437m in height. It is shown when plotted at a scale of 1:250.

LEGEND

- Astronomic bearings were derived from Plan EPP42984.
- standard iron post found
- standard iron post placed
- ⊙ standard pipe post found

All distances are in metres and decimals thereof.

Notes
This plan shows one or more witness posts which are not shown unless otherwise shown, witness posts are set on the property line or the production thereof.

BOMERS & ASSOCIATES
2856 CASHMILL STREET,
CHERRILS, B.C. V0R 1K3
PHONE/FAX: 250-246-4928
File: 2012-01559

This plan lies within the Coquitlam Valley Regional District.

Civic address:
None Place
Coquitlam Hill, BC
V0R 1L5

A statutory right-of-way in the name of the
Coquitlam Valley Regional District, pursuant to
Section 216 of the Title Act, is a condition
of approval for subdivision.

This bare land strata plan lies within the
jurisdiction of the Approving Officer for the
Ministry of Transportation and Infrastructure.

The field survey represented by this plan
was completed on the 10th day of July, 2014.
Philip J. Bowers, BCLS 698

426033

**Mike's Septic And
Environmental Services Ltd.
250-710-8172**

DATE	June 7 th 2021
TAX REG. NO. N° DE TAXE	

SOLD TO VENDU A	
ADDRESS ADRESSE	2663 Etel lane

SHIP TO EXPEDIER A	
ADDRESS ADRESSE	mikessepticenviro@gmail.com

CUSTOMER'S ORDER COMMANDE DU CLIENT	SOLD BY VENDU PAR	TERMS CONDITIONS	FOB FAB	VIA
--	----------------------	---------------------	------------	-----

QUANTITY QUANTITE	DESCRIPTION	PRICE PRIX	UNIT UNITE	AMOUNT MONTANT
	Pumped Septic tank			\$220
	Septic waste	40	12.00	\$480
	cleaned filter.			\$700
				\$35
				TOTAL \$735.00



0914909 BC Ltd.

REDWOOD TREE SERVICE

INVOICE

Invoice #

1726

Date:

Oct 20 2021

Chris Whitehead

1-250-749-4745

redwoodtreeservice@yahoo.ca

PO Box 798 698

Lake Cowichan, BC V0R 2G0

Name: Bill Los

Address: Ethel lane

Shawhigan Lake

Phone: 250-884-2862

	DESCRIPTION	AMOUNT
	Oct 19 - 7.5 hours @ \$225.00 per hour	
	Oct 20 - 7 hours	\$ 1687.50
	fuel surcharge (5%)	\$ 1575.00
		\$ 163.00
		Subtotal: \$ 3425.60
		GST \$ 171.25
		TOTAL: \$ 3596.85

Special Instructions:

Please make cheques payable to: "0914909 BC Ltd."

E-Transfers accepted through redwoodtreeservice@yahoo.ca

Subtotal:

GST

TOTAL:



Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

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.

Dan Johnson Personal Real Estate Corporation

Pemberton Holmes Ltd

23 Queens Rd, Duncan, BC V9L 2W1

250-709-4987

www.duncanbcrealestate.ca