

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

Lot 7 Edmund St, Crofton



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.

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FANTASTIC OCEANVIEW LOT!



Lot 7 Edmund St

OCEANVIEW LOT on a quiet peaceful no through road in the quaint seaside community of Crofton! Come and build your dream home on this lightly sloping East facing lot and watch the sun rise over the distance mountains and glisten off the calm bay. The lot is 50x100 with no one behind you! The street has no thru traffic and is oh so quiet. The neighboring home has had the same owners for 50yrs! Call your agent today to book a private viewing. This could be the one!



Priced at
\$295,000

Area	Crofton	Age	0
Bedrooms	0	Taxes	1866
Bathrooms	0	Tax Year	2023
Lot Size	4791.6	MLS#	960106
Floor Space		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)



Lot 7 Edmund St Crofton BC V0R 1R0
 MLS® No: **960106** **\$295,000** **Active**



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MLS® No: **960106** List Price: **\$295,000**
 Status: **Active** Orig Price: **\$295,000**
 Area: **Duncan** Sub Area: **Du Crofton**
 DOM: **0** Sold Price:
 Sub Type: **Land**
 Pend Date: Title: **Freehold**

Interior

Beds: 0	Baths: 0	Kitchens: 0	Fireplaces:	Storeys:
FinSqFt Total:	UnFin SqFt:	SqFt Total:	Basement: No	Add Accom:
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 0	Beds or Dens: 0	Laundry:
Layout:		Appl Incl:		
Heating:		Cooling:		
Intr Ftrs:				

Exterior/Building

Built (Est):	Front Faces:	Storeys:	Bldg Warranty:
Construction:	Access: Road: Paved	Foundation:	Roof:
Lgl NC Use:			Bldg Style:
Exterior Ftrs:			

Lot

Lot SqFt: 4,792	Lot Acres: 0.11	Dimensions:	Shape:	
Park Type:	Park Spcs: 0	View: Mountain(s), Ocean	Waterfront:	Water: Municipal
Carport Spcs: 0	Garage Spcs: 0			
Sewer: Sewer To Lot	Restrictions:	Services:		
Lot Ftrs: Easy Access, Family-Oriented Neighbourhood, Marina Nearby, Quiet Area, Recreation Nearby				

Legal/Public Records

Assessed: \$265,000	Assess Yr: 2024	Taxes: \$1,866	Tax Year: 2023
PID: 002-167-590	Roll No: 8405000	Zoning: R3	Zone Desc: Residential
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: Lot 7, Block 30, Section 19 and 20, Range 2, Comiakén District, Plan VIP739			

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
 - Home-based Business
 - Secondary Suite
 - Single-Family Dwelling
 - Supportive Housing
 - Two-Family Dwelling [BL3302]

Minimum Lot Size

- (2) A lot in the R3 zone must meet the minimum area requirements for the purposes of subdivision and use of the lot for permitted uses as follows:
- (a) Single-family dwelling, 450 m² (4,844 sq. ft.)
 - (b) Single-family dwelling with a secondary suite, 450 m² (4,844 sq. ft.)
 - (c) Two-family dwelling, 700 m² (7,535 sq. ft.) [BL3647, BL3674]
- (2.1) Despite section 58 (2) (b), a single-family dwelling with a secondary suite is permitted on 3133 Cook Street (Parcel Identifier: 027-873-200) with a lot area of 510 m² (5,490 sq. ft.). [BL3663]
- (2.2) Despite section 58 (2) (c), a two-family dwelling is permitted on Lot 15 of Plan 5756, on Sayward Road (PID: 001-503-120) with a lot area of 669 m² (7,201 sq. ft.). [BL3684]

Minimum Frontage

- (3) The minimum permitted frontage in the R3 zone is as follows:
- (a) Single-family dwelling, 15 m (49.21'),
 - (b) Single-family dwelling with a secondary suite, 15 m (49.21'),
 - (c) Two-family dwelling, 23.0 m (75.46'). [BL3083, BL3674]

Density

- (4) The maximum permitted density for the R3 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.
 - (c) The number of residential units per building shall not exceed two. For strata buildings/lots, each strata unit constitutes one residential unit.
 - (d) [Repealed, BL3754]
 - (e) Despite the foregoing, a maximum of 2 residential buildings, with a total combined maximum of 2 residential dwelling units, is permitted on 3340 Cowichan Lake Road (PID: 001-375-482). [BL3668]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for 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.).

Minimum Setbacks

- (6) The minimum permitted setbacks for the R3 zone are as follows:
 - (a) Principal Buildings
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side, 2.0 m (6.56')
 - Yard, Side when adjacent to a lane or street, 3.0 (9.8')
 - Yard, Rear, 7.5 m (24.6') [BL3323]
 - (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]
 - (h) For a lot created prior to March 31, 2000, a single-family dwelling, two-family dwelling, or secondary suite is permitted on any lot. [BL3323, BL3418]
 - (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]

Driveway Width

- (9) Individual driveway widths shall not exceed 6.0 m (19.68') of the lot frontage for each dwelling.

EDMUND ST CROFTON

Area-Jurisdiction-Roll: 04-315-08405.000



04-315-08405000 10/30/2015

Total value \$265,000

2024 assessment as of July 1, 2023

Land \$265,000

Buildings \$0

Previous year value \$243,000

Land \$243,000

Buildings \$0

Property information

Year built

Description Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size 50 x 100 Ft

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

LOT 7, BLOCK 30, PLAN VIP739, SECTION 19, RANGE 2, COMIAKEN LAND DISTRICT, & SEC 20

PID: 002-167-590

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



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PROPERTY INFORMATION

General Property Information

Civic Address:	EDMUND ST
Folio:	08405-000
LTO Number:	CA5594464
PID:	002-167-590
MHR Number:	
Status:	Active
Property No:	107062
Legal:	LOT 7 BLOCK 30 SECTION 19 RANGE 2 COMIAKEN PLAN VIP739

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS		
ACTUAL USE	001	VACANT RES. LESS THAN 2 ACRES
FIRE AREA	CROFTON	
CURBSIDE PICKUP		
GARBAGE SCHEDULE		
ZONING	R3	RESIDENTIAL ONE AND TWO FAMILY ZONE

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2024		Reg	0.00	1	265,000	0	265,000	265,000
2023	May 10, 2023	Reg	1,865.81	1	243,000	0	243,000	243,000
2022	May 05, 2022	Reg	1,783.39	1	221,000	0	221,000	221,000

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.



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