



Home Book  
for  
143 Village Way, 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.



## 143 Village Way, Duncan

IMMACULATE NEWER HOME in Stonewood Village. This 4 bedroom/3 bath home has been meticulously maintained. The main floor is comprised of a gorgeous kitchen with stone countertops and plenty of cabinets, a spacious living room with cozy natural gas fireplace and vaulted ceilings, dining room, primary suite with lots of closet space and 3pc ensuite, a second bedroom, laundry, and 4pc bath. Down you find 2 more spacious bedrooms, a 4pc bath, and a large family room. A small fully fenced back yard and covered deck with sunshade are perfect for bbqing. Only a short walk or drive to shopping, schools, and restaurants. The cheerful yellow exterior and front yard offer welcoming curb appeal. This home is the quintessential family home, make sure to view this one!

MLS #1023263  
Fin Sq Ft 2,202  
Bedrooms 4  
Bathrooms 3  
Taxes \$4,941 (2025)



Dan Johnson  
Personal Real Estate  
Corporation

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Amera Johnson  
REALTOR®

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## Property One Page Resi Agent

**143 Village Way Duncan BC V9L 0G6**  
**MLS® No: 1023263 \$787,900 Active**



IMMACULATE NEWER HOME in Stonewood Village. This 4 bedroom/3 bath home has been meticulously maintained. The main floor is comprised of a gorgeous kitchen with stone countertops and plenty of cabinets, a spacious living room with cozy natural gas fireplace and vaulted ceilings, dining room, primary suite with lots of closet space and 3pc ensuite, a second bedroom, laundry, and 4pc bath. Down you find 2 more spacious bedrooms, a 4pc bath, and a large family room. A small fully fenced back yard and covered deck with sunshade are perfect for bbqing. Only a short walk or drive to shopping, schools, and restaurants. The cheerful yellow exterior and front yard offer welcoming curb appeal. This home is the quintessential family home, make sure to view this one!

Room	Level	Dims/Pieces
Bathroom	Lower	4-Piece
Bedroom	Lower	12'3x14'5
Bedroom	Lower	12'2x16'4
Family Room	Lower	14'7x20'4
Utility Room (Unfinished) (Unfin)	Lower	12'8x13'6
Bathroom	Main	4-Piece
Bedroom	Main	10'0x11'3
Bedroom - Primary	Main	12'7x13'8
Dining Room	Main	12'2x8'9
Ensuite	Main	3-Piece
Entrance	Main	4'7x8'10
Kitchen	Main	10'2x11'0
Living Room	Main	17'3x14'8

MLS® No: **1023263** List Price: **\$787,900**  
 Status: **Active** Orig Price: **\$787,900**  
 Area: **Duncan** Sub Area: **Du West**  
 DOM: **0** Sold Price:  
 Sub Type: **Single Family Detached**  
 Pend Date: Title: **Freehold/Strata**

### Interior

Beds: **4** Baths: **3** Kitchens: **1** Fireplaces: **1** Storeys:  
 FinSqFt Total: **2,202** UnFin SqFt: **155** Basement: **Yes** Addl Accom: Laundry: **In House**  
 SqFt Total: **2,357** Layout: **Main Level Entry with Lower Level(s)** Appl Incl: **Dishwasher, F/S/W/D**  
 Heating: **Heat Pump** Cooling: **Air Conditioning**  
 Intr Ftrs: **Vaulted Ceiling(s)**

### Exterior/Building

Built (Est): **2017** Front Faces: **East** Storeys: Bldg Warranty: **Yes**  
 Construction: **Cement Fibre, Frame Wood, Insulation:** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**  
 Ceiling, Insulation: **Walls** Lgl NC Use: Access: **Road: Paved** Bldg Style:  
 Exterior Ftrs: **Balcony/Deck, Fencing: Full, Low Maintenance Yard**

### Lot

Lot SqFt: **3,920** Lot Acres: **0.09** Dimensions: Shape:  
 Park Type: **Driveway, Garage** Park Spcs: **2** View: Waterfront: Water: **Municipal**  
 Carport Spcs: **0** Garage Spcs: **1** Services:  
 Sewer: **Sewer Connected** Restrictions: Lot Ftrs: **Family-Oriented Neighbourhood, Landscaped, Quiet Area, Recreation Nearby, Shopping Nearby**

### Legal/Public Records

Assessed: **\$787,000** Assess Yr: **2026** Taxes: **\$4,941** Tax Year: **2025**  
 PID: **030-097-444** Roll No: **1040225** Zoning: **CD4** Zone Desc: **Residential**  
 Plan Number: Lot: Block: District Lot: Land District:  
 Legal Description: **STRATA LOT 25, SECTION 19, RANGE 4, QUAMICHAN DISTRICT, PLAN EPS1773, 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: **\$164** Strata/Pad Fee Year: **2026** Prop Mgr: **Freelance Strata Management** Mgr Phone: **(250) 748-1023**  
 Complex: Bldgs/Cmplx: Str Lots/Cmplx: **86** Str Lots/Bldg:  
 Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:  
 Park SqFt: Park Incl: Park Cmn Sp: Park LCP Spc:  
 Depr Rpt?: **Yes** Plan Type: **Bare Land** Lvlis in Unit: Unit's Level:  
 Rent Allwd?: **Unrestricted**  
 Yngst Age: **0**  
 Pets Allwd: **Aquariums, Birds, see Bylaws**  
 Caged Mammals, Cats, Dogs, Number Limit  
 BBQs Allwd: **Yes**  
 Smoking Byl: **No**  
 Unit Incl:  
 Assmt Incl:  
 Shrd Am:

### Licensee/Agency Information

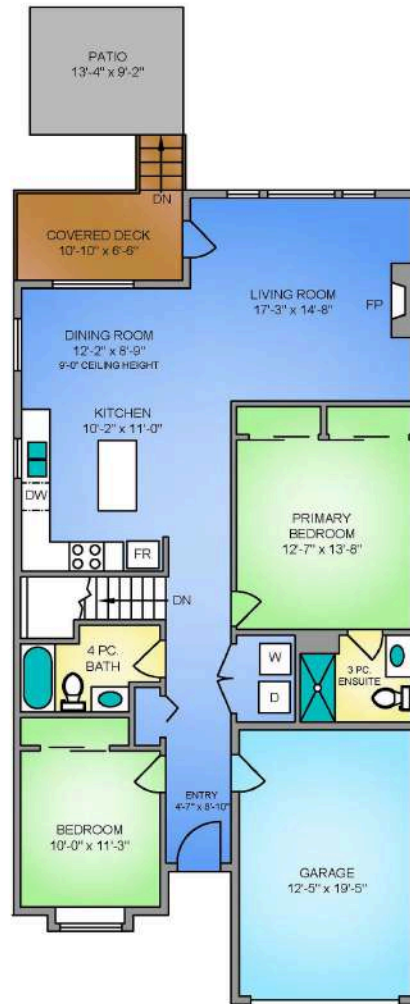
Licensee Name: **Dan Johnson\*** Phone: **250-709-4987** Brokerage: **Pemberton Holmes Ltd. (Dun)** Awd Split  
 CoList: **Amara Johnson** 778-838-8685 Pemberton Holmes Ltd. (Dun)  
 Appt Ph: Lckbx Loc: **nat gas pipe - right side** Solicitation OK?: **No** Brok Fee: **3% 1st 100K/1.5% bal**

Licensee Notes: **Measurements and photos by Proper Measure. Strata Docs have been ordered.**  
 Agent Info: **Information Package Available**  
 Showing Instructions: **Appts by Showing Service, Lockbox**

\*Personal Real Estate Corporation



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



**MAIN FLOOR**  
1252 SQ. FT.  
9'-0" CEILING HEIGHT



143 VILLAGE WAY JANUARY 22, 2026					
PREPARED FOR THE EXCLUSIVE USE OF ETHOS REAL ESTATE GROUP. PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.					
AREA (SQ. FT.)					
FLOOR	TOTAL	FINISHED	UNFINISHED	GARAGE	DECK / PATIO
MAIN	1252	1252	-	270	177
LOWER	1105	950	155	-	-
TOTAL	2357	2202	155	270	177

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## Comprehensive Development Zone - Mixed Family Zone (CD4)

[BL3359, BL3457, BL3596, BL3891]

### Permitted Uses

- 80.4** (1) The permitted uses for the CD4 zone are as follows:
- Assisted Living
  - Community Care Facility
  - Community Garden
  - Detached Accessory Dwelling Unit
  - Limited Home-based Business
  - Multi-Family Residence
  - Secondary Suite
  - Single-Family Dwelling
  - Two-Family Dwelling

### Minimum Lot Size

- (2) The minimum permitted lot size for the CD4 zone is 325 m<sup>2</sup> (3,498 sq. ft.).

### Minimum Frontage

- (3) The minimum permitted frontage for the CD4 zone is as follows:
- (a) 11.5 m (37.73'),
  - (b) 8.0 m (26.25') measured from the required yard, front where the lot fronts a cul-de-sac, or
  - (c) 8.5 m (27.89') measured from the required yard, front where the lot is pie-shaped and larger than 350 m<sup>2</sup> (3,767 sq. ft.).

### Density

- (4) The maximum permitted density for the CD4 zone is as follows:
- (a) The number of residential buildings per lot 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 m<sup>2</sup> (3,014 sq. ft.) in area.
    - (ii) Four in the case of lots that are at least 280 m<sup>2</sup> (3,014 sq. ft.) but not more than 4,050 m<sup>2</sup> (1 acre) in area.
    - (iii) Two in the case of lots that are greater than 4,050 m<sup>2</sup> (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 of the CD4 zone is as follows:
- (a) 30% of the lot area for lots of 650 m<sup>2</sup> (7,000 sq. ft.) or larger;
  - (b) 35% of the lot area for lots smaller than 650 m<sup>2</sup> (7,000 sq. ft.) but larger than 400 m<sup>2</sup> (4,305 sq. ft.); and
  - (c) 45% of the lot area for lots that are 400 m<sup>2</sup> (4,305 sq. ft.) or smaller.
- (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 CD4 zone is as follows:
- (a) 35% of the lot area for lots of 650 m<sup>2</sup> (7,000 sq. ft.) or larger;
  - (b) 40% of the lot area for lots smaller than 650 m<sup>2</sup> (7,000 sq. ft.) but larger than 500 m<sup>2</sup> (5,382 sq. ft.);
  - (c) 45% of the lot area for lots 500 m<sup>2</sup> (5,382 sq. ft.) or less but larger than 400 m<sup>2</sup> (4,305 sq. ft.); and
  - (d) 50% of the lot area for lots 400 m<sup>2</sup> (4,305 sq. ft.) or less.

## Minimum Setbacks

- (6) The minimum permitted setbacks for the CD4 zone are as follows:
- (a) Principal Buildings, for any portion of the building under 6.5 m (21.33') in height, on lots 650 m<sup>2</sup> (7,000 sq. ft.) or smaller  
 Yard, Front, 2.4 m (6.56')  
 Yard, Front when abutting a highway 20 m in width or wider, 5.0 m (16.4')  
 Yard, Side, 1.5 m (4.92')  
 Yard, Side when adjacent to a highway, 3.0 m (9.84')  
 Yard, Rear, 2.4 m (6.56') [BL3457, BL3596]
  - (b) Principal Buildings, for any portion of the building 6.5 m (21.33') or greater in height, on lots 650 m<sup>2</sup> (7,000 sq. ft.) or smaller  
 Yard, Front, 4.5 m (14.76')  
 Yard, Front when abutting a highway 20 m in width or wider, 5.0 m (16.4')  
 Yard, Side, 1.5 m (4.92')  
 Yard, Side when adjacent to a highway, 3.0 m (9.84')  
 Yard, Rear, 6.0 m (19.68')
  - (c) Principal Buildings, on lots 650 m<sup>2</sup> (7,000 sq. ft.) or larger  
 Yard, Front, 5.0 m (16.40')  
 Yard, Side, 2.0 m (6.56')  
 Yard, Side when adjacent to a highway, 3.0 m (9.8')  
 Yard, Rear, 7.5 m (24.6')
  - (d) Accessory Buildings and Structures (Excluding Fences)  
 Yard, Front, 5.0 m (16.4')  
 Yard, Side, 1.0 m (3.28')  
 Yard, Rear, 1.0 m (3.28')
  - (e) The minimum permitted setback from the vehicle entrance of a garage or carport of a principal or accessory building to a highway or strata road is 5.8 m (19.03'). [BL3457; BL3596]

## Maximum Building Height

- (7) The maximum permitted building heights for the CD4 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 CD4 zone are as follows:
- (a) [Repealed. BL3891]
  - (b) If a lane or common strata road abuts a lot, vehicular access to the lot must be from the lane.
  - (c) Assisted Living, Supportive Housing, and Community Care Facilities are permitted provided that
    - (i) they occur within a single-family dwelling unit only,
    - (ii) the number of residents does not exceed three,
    - (iii) the lot is 650 m<sup>2</sup> (7,000 sq. ft.), or larger.
  - (d) Despite Section 21 (1) a multi-family residence requires 0.75 parking spaces per dwelling unit.

## Driveway Width

- (9) Driveway widths shall not exceed 3.0 m (9.80') per unit within the required yard, front of a principal building, or where it crosses a public sidewalk or trail.





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.

## 143 VILLAGE WAY NORTH COWICHAN V9L 0G6

Area-Jurisdiction-Roll: 04-315-01040.225



**Total value \$787,000**

2026 assessment as of July 1, 2025

Land	\$232,000
Buildings	\$555,000

Previous year value	\$789,000
Land	\$245,000
Buildings	\$544,000

### Property value history

2026	0%	\$787,000
2025	+4%	\$789,000
2024	-12%	\$762,000
2023	+21%	\$870,000
2022	+35%	\$720,000

### Property value and District of North Cowichan jurisdiction change



### Property information

Year built	2017
Description	1 STY house - Standard
Bedrooms	4
Baths	3
Carports	
Garages	G
Land size	.094 Acres
First floor area	1,216
Second floor area	
Basement finish area	910
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

### Legal description and parcel ID

STRATA LOT 25, PLAN EPS1773, SECTION 19, RANGE 4, QUAMICHAN 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: 030-097-444

### 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	
<b>Civic Address:</b>	143 VILLAGE WAY
<b>Folio:</b>	01040-225
<b>LTO Number:</b>	CA6593417
<b>PID:</b>	030-097-444
<b>MHR Number:</b>	
<b>Status:</b>	Active
<b>Property No:</b>	119908
<b>Legal:</b>	LOT 25 SECTION 19 RANGE 4 QUAMICHAN PLAN EPS1773 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.

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		
ZONING	SPLIT	PROPERTY HAS MULTIPLE ZONES

Property Tax Levies and Assessments Summary								
Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2026		Reg	0.00	1	232,000	555,000	787,000	787,000
2025	May 02, 2025	Reg	4,941.49	1	245,000	544,000	789,000	789,000
2024	May 15, 2024	Reg	4,521.61	1	233,000	529,000	762,000	762,000

Licensing Information	
There is no licensing account information for this property.	

Community Development Folder BP007724					
<b>Project No.:</b>	PRJ-000783	<b>Folder Manager:</b>	TIM BYRON	<b>Completed Date:</b>	Jan 25, 2018
<b>Status:</b>	COMPLETED	<b>Applied Date:</b>	Mar 15, 2017		
<b>Type:</b>	SINGLE FAMILY DWELLING - NEW				
<b>Purpose:</b>	THIS PERMIT HAS BEEN ISSUED FOR THE CONSTRUCTION OF A SINGLE FAMILY DWELLING.				

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.

**B.C. LAND SURVEYOR'S  
CERTIFICATE OF LOCATION FOR  
STRATA LOT 25, SECTION 19,  
RANGE 4, QUAMICHAN DISTRICT,  
STRATA PLAN EPS1773.**

SCALE 1 : 200

5 0 5 10 metres

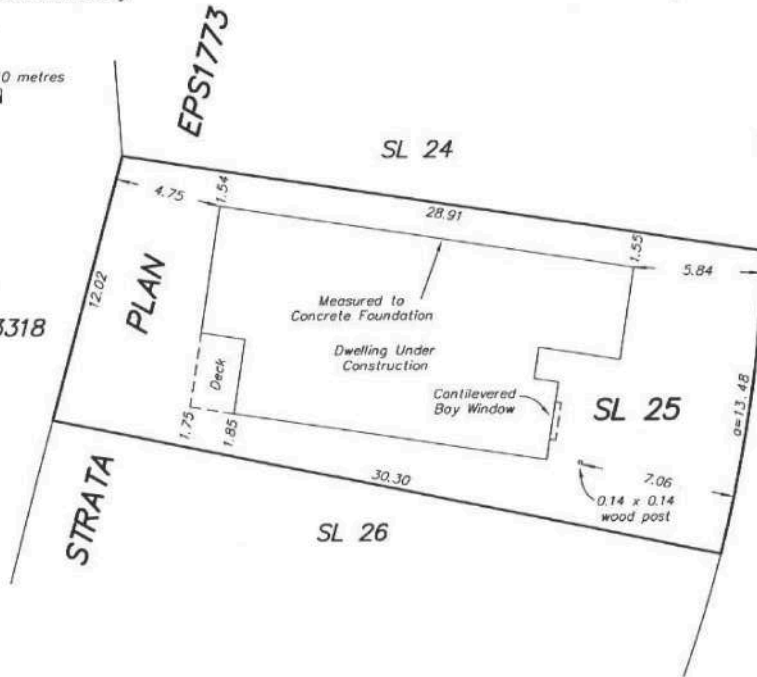
All distances are in metres.



Rem 1  
PLAN EPP23318

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 AVENUE  
DUNCAN, B.C. V9L 2T1 (250)746-4745  
FILE: 10-6990\_C25.dwg



Note: Strata Lot 25 lies within the District of North Cowichan and is Zoned CD-4.

Bylaw setback requirements are as follows:


Principal Buildings under 6.5m height  
Front 2.4 m  
Side (interior) 1.5 m  
Side (exterior) 3.0 m  
Rear 2.4 m  
Principal Buildings over 6.5m height  
Front 4.5 m  
Side (interior) 1.5 m  
Side (exterior) 3.0 m  
Rear 6.0 m

\* Vehicle entrance to a highway or strata road is 5.8 m.

VILLAGE WAY  
(COMMON PROPERTY)

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

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 24th day of November, 2017.

©  B.C.L.S.  
THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.

## BC Housing - New Home Registry



Home type:

### Address

Street:

City:

### Legal Description

PID:

[Search](#)

[Clear](#)

### Search results:

Duncan, 143 Village Way

[Click on the address for more details](#)

1 new homes found where home type is 'Single' AND City contains 'Duncan' AND address contains '143 Village Way'

### Registered with home warranty insurance.

**Builder:** Greenways Developments Ltd.

Visit the [Builder Registry](#) for more builder information.

**Builder's Warranty Number:** 00005130

**Warranty Commencement Date:** 2018/Jan/30

**Warranty Provider:** Travelers Canada (St. Paul Fire and Marine Insurance Company)

Phone: 1-800-555-9431

Website: [www.travelerscanada.ca/home-warranty](http://www.travelerscanada.ca/home-warranty)

**Address:** 143 Village Way, Duncan BC V9L 0G6

**Legal Description:** Lot 1 Section 19 Range 4 Quamichan District EPP23318 Except in Part InStrata Plan EPS1773 (Phase 1)

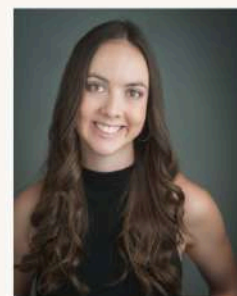
**PID:** [028-971-973](#)

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