



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

(250) 709-4987

dane@ethosrealestategroup.ca


PEMBERTON
HOLMES
REAL ESTATE

ethosrealestategroup.ca

Amera Johnson
REALTOR®

(778) 838-8685

amerajohnson@ethosrealestategroup.ca

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!

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

Room	Level	Dims/Pieces
Bathroom	Lower	4-Piece
Bedroom	Lower	12'3" x 14'5"
Bedroom	Lower	12'2" x 16'4"
Family Room	Lower	14'7" x 20'4"
Utility Room	Lower	12'8" x 13'6"
(Unfinished) (Unfin)		
Bathroom	Main	4-Piece
Bedroom	Main	10'0" x 11'3"
Bedroom - Primary	Main	12'7" x 13'8"
Dining Room	Main	12'2" x 8'9"
Ensuite	Main	3-Piece
Entrance	Main	4'7" x 8'10"
Kitchen	Main	10'2" x 11'0"
Living Room	Main	17'3" x 14'8"

Beds: 4 Baths: 3 Kitchens: 1 Fireplaces: 1
Fin SqFt Total: 2,202 UnFin SqFt: 155 Basement: Yes Addl Accom:
SqFt Total: 2,357 Layout: Main Level Entry Laundry: In House
with Lower Level(s) Appl Indc: 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
Exterior Ftrs: Balcony/Deck, Fencing: Full, Low Maintenance Yard Bldg Style:

Lot
Lot SqFt: 3,920 Lot Acres: 0.09 Dimensions: Shape:
Park Type: Driveway, Garage 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: 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 Lvl's 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	Phone	Brokerage	Awd Split
List: Dan Johnson*	250-709-4987	Pemberton Holmes Ltd. (Dun)	
CoList: Amera 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

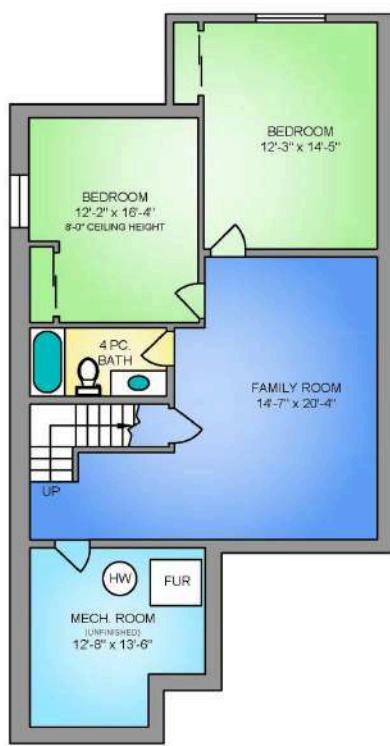
Licensee Notes: Measurements and photos by Proper Measure. Strata Docs have been ordered.

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

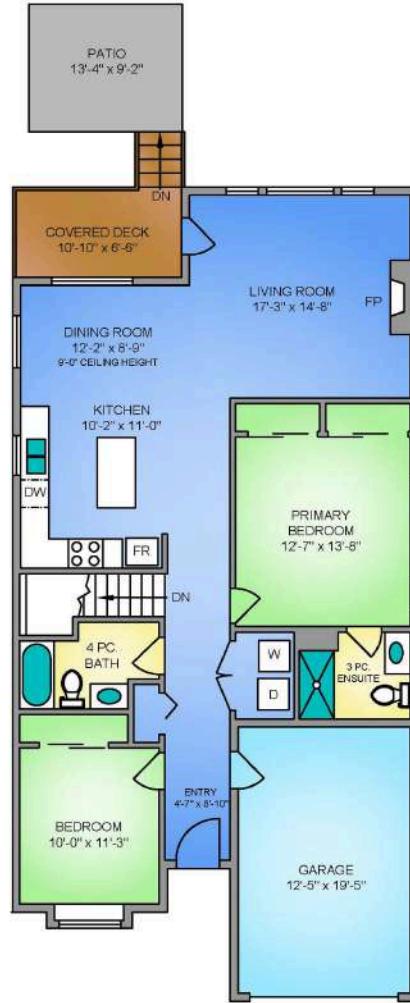


143 VILLAGE WAY
JANUARY 22, 2026

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	AREA (SQ. FT.)			
		FINISHED	UNFINISHED	GARAGE	DECK / PATIO
MAIN	1252	1252	-	270	177
LOWER	1105	950	155	-	-
TOTAL	2357	2202	155	270	177



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



Strata: 143 VILLAGE WAY

House 1: 143
House 2:
Street Name: VILLAGE WAY
Strata Level:
Approx. m2: 378.39
Approx. Acre: 0.093502
Approx. Hectare: 0.037840
PID: 030-097-444
Folio: 01040-225
Lot: 25
Plan: EPS1773
Non-Legal Descript: SL 25 PL EPS1773
Section: 19
Range: 4
Land District: Quamichan
Zoning: CD4
Split Zoned: NA
Accuracy: <1m
Method: COGO
GIS Link ID: 14330
Comments:
Zoning.PDF
Property Report

Strata: 143 VILLAGE WAY

186
162
158
154
150
146
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270
274
278
282
96

Edgewood Cres
Edgewood Cres (private)
Village Way (private)
Village Way (private)
Village Way (private)

CD4

Search for ...

20 m

Lat: 48.7862° N
Lon: 123.7395° W
Scale: 1128

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Privacy Policy | More Info

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 m² (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 m² (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 m² (3,014 sq. ft.) in area.
 - (ii) Four in the case of lots that are at least 280 m² (3,014 sq. ft.) but not more than 4,050 m² (1 acre) in area.
 - (iii) Two in the case of lots that are greater than 4,050 m² (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 m² (7,000 sq. ft.) or larger;
- (b) 35% of the lot area for lots smaller than 650 m² (7,000 sq. ft.) but larger than 400 m² (4,305 sq. ft.); and
- (c) 45% of the lot area for lots that are 400 m² (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 m² (7,000 sq. ft.) or larger;
- (b) 40% of the lot area for lots smaller than 650 m² (7,000 sq. ft.) but larger than 500 m² (5,382 sq. ft.);
- (c) 45% of the lot area for lots 500 m² (5,382 sq. ft.) or less but larger than 400 m² (4,305 sq. ft.); and
- (d) 50% of the lot area for lots 400 m² (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 m² (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 m² (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 m² (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 m² (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**

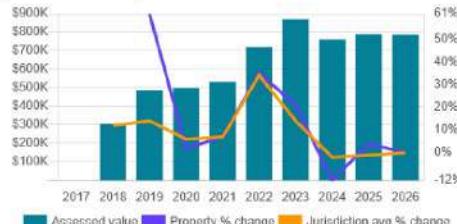
Land **\$245,000**

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	0
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

Civic Address:	143 VILLAGE WAY
Folio:	01040-225
LTO Number:	CA6593417
PID:	030-097-444
MHR Number:	
Status:	Active
Property No:	119908
Legal:	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

Project No.:	PRJ-000783	Folder Manager:	TIM BYRON		
Status:	COMPLETED	Applied Date:	Mar 15, 2017	Completed Date:	Jan 25, 2018
Type:	SINGLE FAMILY DWELLING - NEW				
Purpose:	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



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.

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: Single

Address

Street: 143 Village Way

City: Duncan

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

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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