

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

808 Country Club Dr, Cobble Hill

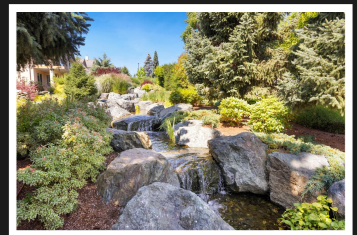
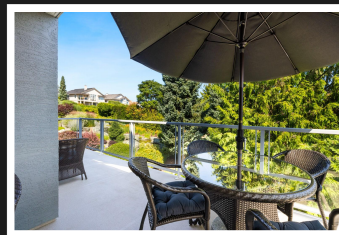
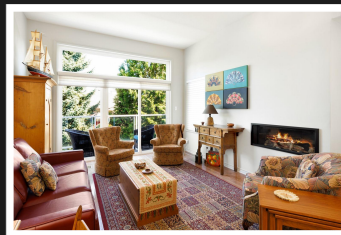
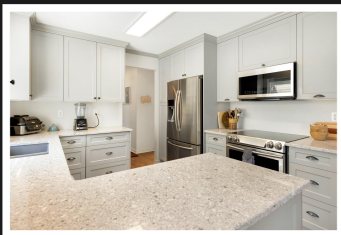


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ARBUTUS RIDGE BEAUTY!



808 Country Club Dr

FULLY UPDATED home in Cobble Hill's Arbutus Ridge! This 3 bed + den/3 bath home has been updated with care & attention to detail. The entrance has a large skylight flooding the main floor with natural light along with the large windows in the living room which has a modern gas fireplace. Wood flooring throughout the main floor in warm tones. Quartz counter tops, lots of cabinetry to the ceiling with crown molding, modern fixtures, & stainless appliances create a kitchen to love. The eating nook opens to a large deck. The main floor has the primary suite with walk-in closet & 5pc ensuite, a den, 4pc bath & laundry room. Down, the awesome large family room with fireplace is the ideal place for movie night & has access to the back yard through the sliders, where you find the serene waterway & lush garden. 2 further bedrooms, a 4pc bath, & a large workshop/gym complete this floor. 2-car garage and private front patio. Please see the Sellers Upgrades for more. Call your agent to view today!



Priced at
\$990,000

Area	Cobble Hill	Age	1997
Bedrooms	3	Taxes	3656
Bathrooms	3	Tax Year	2023
Lot Size	4791.6	MLS#	970138
Floor Space	2168	Parking	

DAN JOHNSON*

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



(250) 746-8123
wrkn4you@gmail.com
www.DuncanBCRealEstate.ca

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Duncan, V9L 2W1



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



808 Country Club Dr Cobble Hill BC V0R 1L1
 MLS® No: **970138** **\$990,000** **Active**



FULLY UPDATED home in Cobble Hill's Arbutus Ridge! This 3 bed + den/3 bath home has been updated with care & attention to detail. The entrance has a large skylight flooding the main floor with natural light along with the large windows in the living room which has a modern gas fireplace. Wood flooring throughout the main floor in warm tones. Quartz counter tops, lots of cabinetry to the ceiling with crown molding, modern fixtures, & stainless appliances create a kitchen to love. The eating nook opens to a large deck. The main floor has the primary suite with walk-in closet & 5pc ensuite, a den, 4pc bath & laundry room. Down, the awesome large family room with fireplace is the ideal place for movie night & has access to the back yard through the sliders, where you find the serene waterway & lush garden. 2 further bedrooms, a 4pc bath, & a large workshop/gym complete this floor. 2-car garage and private front patio. Please see the Sellers Upgrades for more. Call your agent to view today!

Room	Level	Dims/Pieces
Bathroom	Lower	4-Piece
Bedroom	Lower	10'7x12'0
Bedroom	Lower	8'9x15'7
Family Room	Lower	14'3x20'5
Office	Lower	10'10x4'11
Workshop (Unfin)	Lower	34'9x9'0
Bathroom	Main	4-Piece
Bedroom - Primary	Main	11'2x29'7
Den	Main	9'11x11'9
Dining Room	Main	10'10x10'3
Eating Nook	Main	10'7x9'7
Ensuite	Main	5-Piece
Entrance	Main	5'5x8'9
Kitchen	Main	10'7x10'2
Laundry	Main	3'3x4'11
Living Room	Main	12'1x15'6
Walk-in Closet	Main	5'2x6'3

MLS® No: **970138** List Price: **\$990,000**
 Status: **Active** Orig Price: **\$990,000**
 Area: **Malahat & Area** Sub Area: **ML Cobble Hill**
 DOM: **0** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold/Strata**

Interior

Beds: **3** Baths: **3** Kitchens: **1** Fireplaces: **2** Storeys:
 FinSqFt Total: **2,168** UnFin SqFt: **542** SqFt Total: **2,710** Basement: **Yes** Addl Accom:
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **1** Beds or Dens: **4** Laundry: **In House**
 Layout: **Main Level Entry with Lower Level(s)** Appl Incl: **Dishwasher, F/S/W/D**
 Heating: **Heat Pump** Cooling: **Air Conditioning**
 Intr Ftrs:

Exterior/Building

Built (Est): **1997** Front Faces: **South** Storeys: Bldg Warranty:
 Construction: **Frame Wood, Insulation: Ceiling,** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
Insulation: Walls, Stucco
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony/Deck, Balcony/Patio, Low Maintenance Yard**

Lot

Lot SqFt: **4,792** Lot Acres: **0.11** Dimensions: Shape:
 Park Type: **Driveway,** Park Spcs: **2** View: Waterfront: Water: **Municipal**
Garage Double
 Carport Spcs: **0** Garage Spcs: **2**
 Sewer: **Sewer Connected** Restrictions: Services:
 Lot Ftrs: **Adult-Oriented Neighbourhood, Gated Community, Landscaped, Near Golf Course, Quiet Area, Recreation Nearby, Southern Exposure**

Legal/Public Records

Assessed: **\$788,000** Assess Yr: **2024** Taxes: **\$3,656** Tax Year: **2023**
 PID: **018-753-086** Roll No: **4365835** Zoning: **CD-1** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **Strata Lot 535, Section 12, Range 9, Shawnigan District, Plan VIS1601, together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1**

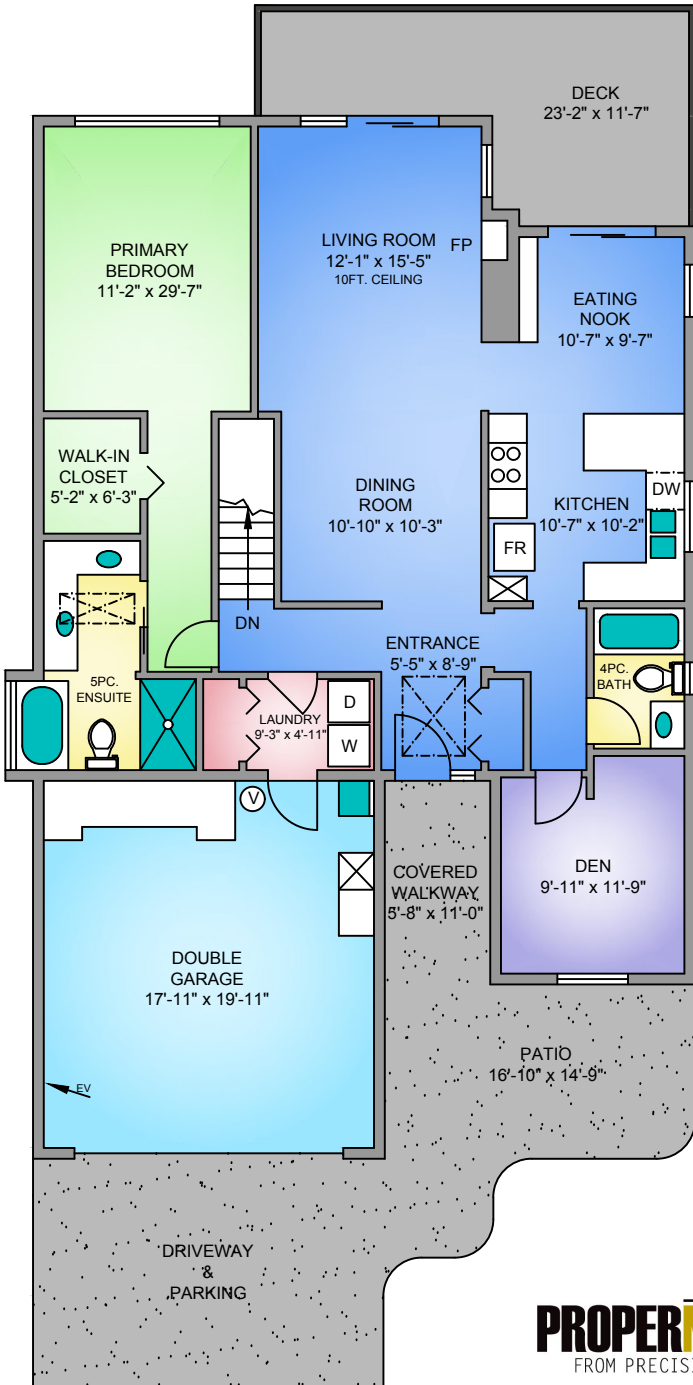
Strata

Strata/Pad Fee: **\$562** Strata/Pad Fee Year: **2024** Prop Mgr: **NAI Goddard & Smith** Mgr Phone: **(604) 534-7974**
 Complex: Bldgs/Cmplx: Str Lots/Cmplx: **646** 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:
 Subdivision Name: **Arbutus Ridge**
 Rent Allwd?: **Some Rentals** See Bylaws
 Yngst Age: **55**
 Pets Allwd: **Aquariums, Birds, Caged Mammals, Dogs, Number Limit, Size Limit** See Bylaws
 BBQs Allwd: **Yes**
 Smoking Byl: **Unknown**
 Unit Incl: **Balcony, Deck/Patio, Garage, Private Garden**
 Assmt Incl: **Garbage Removal, Property Management, Sewer, Water**
 Shrd Am: **Clubhouse, Common Area, Fitness Centre, Meeting Room, Pool, Recreation Facilities, Secured Entry**

MAIN FLOOR

1358 SQ. FT.

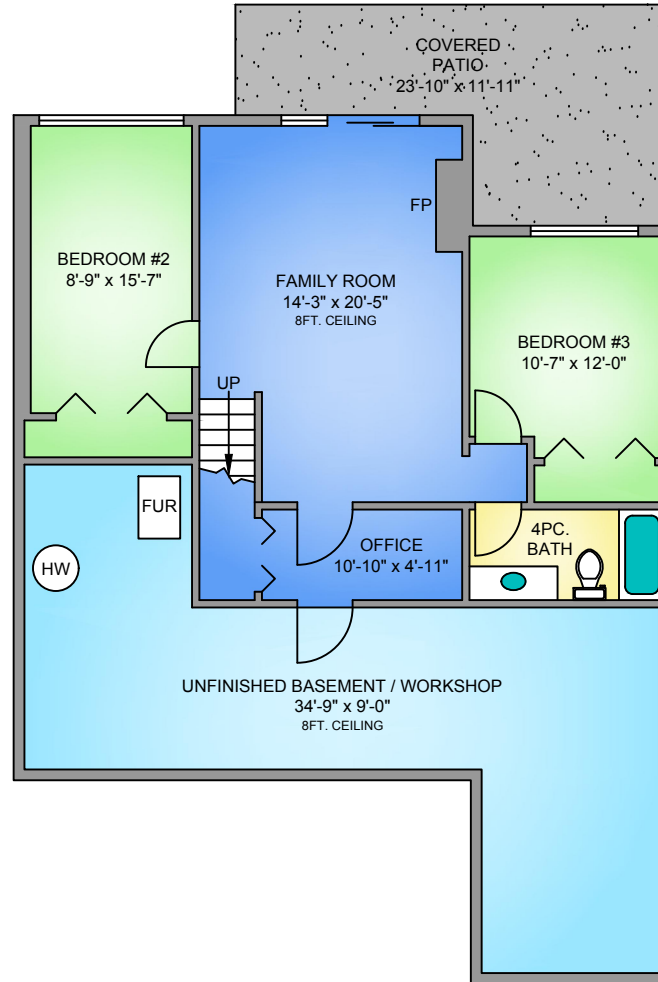
8-10FT. CEILING



LOWER FLOOR

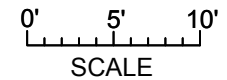
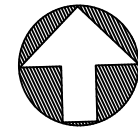
810 SQ. FT.

8FT. CEILING



808 COUNTRY CLUB
DRIVE

NORTH



808 COUNTRY CLUB				
10 JULY, 2024				
PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON.				
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR	AREA (SQ. FT.)			
	FINISHED	UNFINISHED	GARAGE	DECK / PATIO
MAIN	1358	-	395	194
LOWER	810	542	-	209
TOTAL	2168	542	395	403

PROPERMEASURE
FROM PRECISION TO PERFECTION

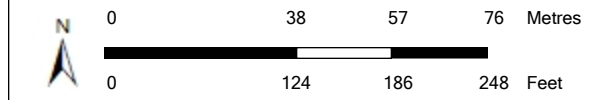
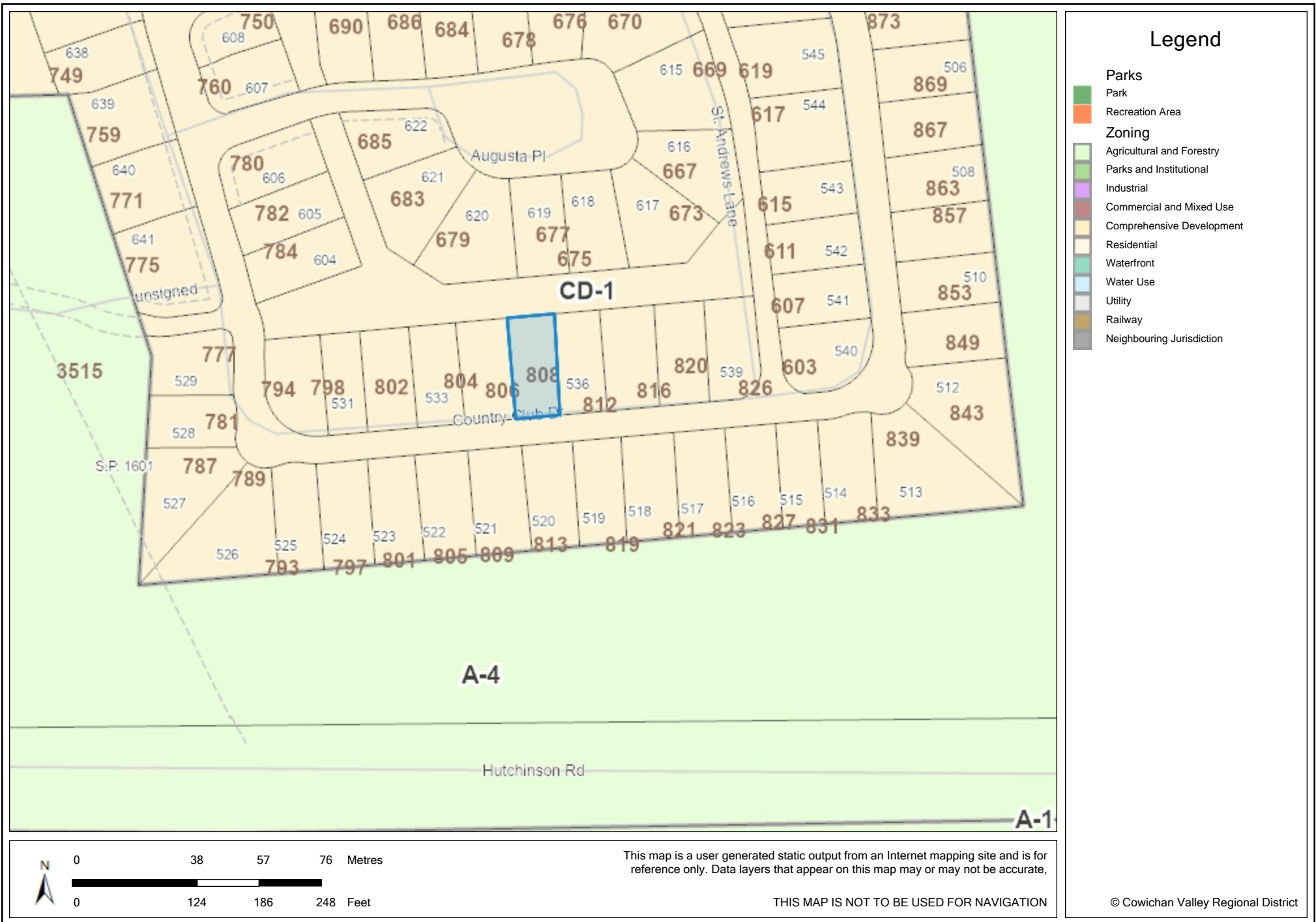
250-415-0041
karyn@propermeasure.com
www.propermeasure.com

Property Notes – 808 Country Club Dr, Cobble Hill

SELLERS UPGRADES:

roof	\$16,000
gutters	\$1,500
paint outside	\$6,600
shutters / fascias	\$800
flower box	\$50
front door	\$2,000
led lighting	\$1,400
heat pump – ducted	\$25,000
landscaping	\$2,000
in ground sprinkler	\$500
paint inside	\$2,000
toilets	\$1,200
upgraded bathrooms	\$4,790
new Valor fireplaces	\$15,000
kitchen - quartz, undermount, lighting	\$26,000
garage door	\$1,800
garage	\$300
murphy bed	\$800
EV charger	\$1,000
 Total =	 \$108,740

All plants, shrubs & flowers are set up with automated micro-drip irrigation!
Kitchen was built with some smart corner drawers and extra storage.



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

© Cowichan Valley Regional District



11.1 CD-1 RURAL COMPREHENSIVE DEVELOPMENT 1 – ARBUTUS RIDGE

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the CD-1 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the CD-1 Zone:

- a. Single detached dwelling;
- b. Community service facilities, limited to a maximum total land area of 2.5 hectares within the CD-1 Zone;
- c. Private utility/property maintenance yard and non-commercial RV/boat storage area.
- d. Attached suite accessory to a single detached dwelling.

2. Minimum Areas and Contiguity Required for Certain Uses

In the CD-1 Zone, not less than 2.4 hectares shall be set aside for the permitted use 11.1.1.b, and not less than 0.82 hectares shall be set aside for permitted use 11.1.1.c; and each of uses 11.1.1.b and 11.1.1.c, and not more than one separate contiguous block of land shall be set aside for each.

3. Parcel Coverage Limit

The limit to parcel coverage in the CD-1 Zone is 50 percent for buildings and structures.

4. Building Height

In the CD-1 Zone, the following height regulations apply:

- a. The height of all residential buildings and structures shall not exceed 7.5 metres, and the height of all community service buildings shall not exceed 10 metres.
- b. Where the elevation of the centerline of a road is above the average elevation of the natural grade of the parcel, the building height as specified in Section 11.1.4(a) may be increased by the vertical distance between the natural grade and the street curb level, to a maximum additional height of 3 metres.

5. Setbacks

The following minimum setbacks for buildings and structures apply in the CD-1 Zone:

Type of Parcel Line	Residential Use	Accessory Use
Front parcel line	6 metres	6 metres
Interior side parcel line	2 metres from one side parcel line and 1.4 m from the other	1.5 metres from one side parcel line and 0 m from the other
Exterior side parcel line	4.5 metres	4.5 metres
Exterior side (strata lots only)	3 metres	3 metres
Rear parcel line	4.5 metres	4.5 metres

6. Minimum Parcel Size

The minimum parcel size in the CD-1 Zone is 900 m² for residential uses.

7. Residential Density

Notwithstanding the minimum parcel size in Section 11.1.6 above, the total number of parcels for residential use and total number of single detached dwelling units in the entire CD-1 Zone shall not be greater than 646, plus a maximum of one attached suite per parcel.

808 COUNTRY CLUB DR COBBLE HILL V0R 1L1

Area-Jurisdiction-Roll: 04-765-04365.835



04-765-04365835 11/25/2015

Total value \$788,000

2024 assessment as of July 1, 2023

Land	\$258,000
Buildings	\$530,000
Previous year value	\$870,000
Land	\$282,000
Buildings	\$588,000

Property information

Year built	1997
Description	1 STY house - Standard
Bedrooms	4
Baths	3
Carports	
Garages	G
Land size	4736 Sq Ft
First floor area	1,362
Second floor area	
Basement finish area	811
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

STRATA LOT 535, PLAN VIS1601, SECTION 12, RANGE 9, 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 1

PID: 018-753-086

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



View recently viewed properties

B.C. LAND SURVEYOR'S
CERTIFICATE OF LOCATION FOR

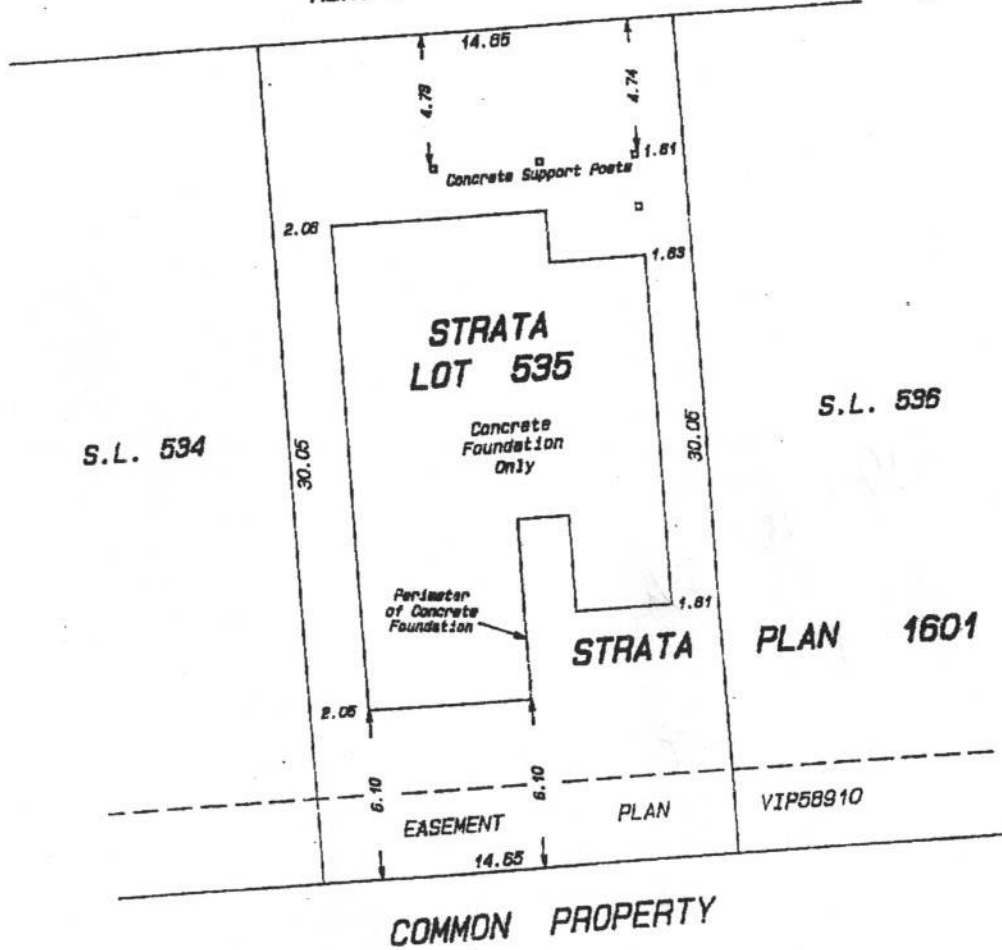
STRATA LOT 535, SECTION 12,
RANGE 9, SHAWNIGAN DISTRICT,
STRATA PLAN 1601.

SCALE 1:200

All distances are in metres.



REM. 1 PLAN VIP57684



Notes: S.L. 536 lies within C.V.R.D.
Area C and is Zoned R-5.
Setback requirements are as follows:
Front 5.0 m
Side (Interior) 2.0 m from one side lot line &
1.4 m from the other side
Side (Exterior) 3.0 m
Rear 4.5 m


The purpose of this plan is for the
protection of the mortgagee only
and not for the re-establishment
of property boundaries.

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 20th day of August, 1996.

HANSON, KENYON & QUARMBY
B.C. LAND SURVEYORS
455 Alderlea St.
Duncan, B.C. V9L 3V3
Telephone 748-4743

2497-535.crt

©


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



COWICHAN VALLEY REGIONAL DISTRICT
BUILDING INSPECTION DIVISION

C.V.R.D. Certificate of Substantial Completion

Pursuant to the Cowichan Valley Regional District Building Bylaw #143, permission is hereby granted to occupy the described building or dwelling unit subject to any conditions as noted:

Address of Building: 808 Country Club Drive
Legal Description: Shawnigan District, Section 12, Range 10, S. Plan 1601, Lot 535
Building Permit: C-281-96

Conditions This is a "conditional Certificate of Substantial Completion" issued subject to the formal approval of the writer distribution system installed in this residence (and certified to C.S.A. B.137.5 standards) by the inclusion of this standard in the revised 1998 edition of the

R.C. Plumbing Code

IMPORTANT NOTICE:

This Permit confirms that the Regional District has reviewed Plans and the Applications Form in respect of the Subject Building pursuant to Regional District Regulations currently in Effect. This Permit is not a Warranty that the Subject Building will comply with all Regional and Provincial Regulations Governing Building Construction nor that it is without Defect.

C.V.R.D. BUILDING INSPECTOR

Per: *[Signature]*
Date: March 13, 1996

C.V.R.D. House Number Bylaw #1107 requires that house numbers be posted by the owner or occupier of any principal building.



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