



Home Book
for

539 Greenwell Dr, Lake Cowichan

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.



539 Greenwell Dr, Lake Cowichan

Stunning mountain and valley views are just one of the amazing features of this awesome property within minutes of the lake, boat launch and located in the Slopes. This quality newer built 3 bedroom/2 bath home by Mb4 Contracting Ltd has incredible attention to detail. Beautiful kitchen with subway tiled backsplash, quartz countertops, modern stainless fixtures and appliances and a pantry. Spacious living room with a floor to ceiling stone propane fireplace in neutral tones and a gorgeous coffered ceiling. Primary suite with generous bedroom and a spa-like 5pc ensuite bath and large walk-in closet. 2 more bedrooms, a 4pc main bath, and the laundry complete the home. 5' height full crawl space for storage, double garage, fully fenced yard for the kids and pets, and lots of extra parking for an RV or boat make this home the perfect package. So many more features, please refer to the information package. Call today to view this beautiful home!

MLS # 1022607
 Fin Sq Ft 1,758
 Bedrooms 3
 Bathrooms 2
 Taxes \$5,890 (2025)



Dan Johnson
 Personal Real Estate
 Corporation

(250) 709-4987

dane@ethosrealestategroup.ca



ethosrealestategroup.ca

Amera Johnson
 REALTOR®

(778) 838-8685

amerajohnson@ethosrealestategroup.ca

539 Greenwell Dr Lake Cowichan BC V0R 2G1
 MLS® No: **1022607** \$899,000 **Active**



MLS® No: **1022607** List Price: **\$899,000**
 Status: **Active** Orig Price: **\$899,000**
 Area: **Duncan** Sub Area: **Du Lake**
Cowichan
 Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: **Freehold**

Stunning mountain and valley views are just one of the amazing features of this awesome property within minutes of the lake, boat launch and located in the Slopes. This quality newer built 3 bedroom/2 bath home by Mb4 Contracting Ltd has incredible attention to detail. Beautiful kitchen with subway tiled backsplash, quartz countertops, modern stainless fixtures and appliances and a pantry. Spacious living room with a floor to ceiling stone propane fireplace in neutral tones and a gorgeous coffered ceiling. Primary suite with generous bedroom and a spa-like 5pc ensuite bath and large walk-in closet. 2 more bedrooms, a 4pc main bath, and the laundry complete the home. 5' height full crawl space for storage, double garage, fully fenced yard for the kids and pets, and lots of extra parking for an RV or boat make this home the perfect package. So many more features, please refer to the information package. Call today to view this beautiful home!

Room	Level	Dims/Pieces
Bathroom	Main	4-Piece
Bedroom	Main	10'1x10'5
Bedroom	Main	12'8x11'3
Bedroom - Primary	Main	14'1x13'0
Dining Room	Main	12'0x10'4
Ensuite	Main	5-Piece
Entrance	Main	6'1x9'3
Kitchen	Main	12'8x13'4
Laundry	Main	6'3x8'9
Living Room	Main	15'3x17'0
Walk-in Closet	Main	12'0x5'0

Beds: **3** Baths: **2** Kitchens: **1** Fireplaces: **1**
 FinSqFt Total: **1,758** UnFin SqFt: **0** Basement: **No** Addl Accom:
 SqFt Total: **1,758** Layout: **Rancher** Appl Incl: **Dishwasher, F/S/W/D**
 Heating: **Electric, Heat Pump** Cooling: **Air Conditioning**
 Intr Ftrs:

Interior

Storeys: **2** Laundry: **In House**
 Storeys: **2** Laundry: **In House**
 Front Faces: **South** Bldg Warranty: **Yes**
 Construction: **Cement Fibre, Frame Wood, Insulation:** Foundation: **Poured Concrete** Roof: **Fibreglass Shingle**
Ceiling, Insulation: Walls
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony/Patio, Fencing: Full**

Lot

Lot SqFt: **9,583** Lot Acres: **0.22** Dimensions: Shape:
 Park Type: **Driveway, Garage Double, RV** Park Spcs: **4** View: **Mountain(s), Valley** Waterfront:
Access/Parking Services: Water: **Municipal**
 Carport Spcs: **0** Garage Spcs: **2**
 Sewer: **Sewer Connected** Restrictions:
 Lot Ftrs: **Family-Oriented Neighbourhood, Landscaped, No Through Road, Quiet Area, Recreation Nearby**

Legal/Public Records

Assessed: **\$831,000** Assess Yr: **2025** Taxes: **\$5,890** Tax Year: **2025**
 PID: **031-276-253** Roll No: **964113** Zoning: **R-1** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **LOT 13, SECTION 6, RENFREW DISTRICT, PLAN EPP104021**

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: Front Door	Solicitation OK?: No	Brok Fee: 3% 1st 100K/1.5% bal
Licensee Notes: Measurements and photos by Proper Measure. Sale to be subject to purchase.			
Agent Info: Information Package Available			
Showing Instructions: Appts by Showing Service, Lockbox			

*Personal Real Estate Corporation



Property Notes – 539 Greenwell Dr.

New Home Warranty – started January 2022

Efficient Daikin heat pump (\$150 a month for hydro)

5' crawlspace (size of house)

Luxury vinyl plank flooring

35-year fiberglass shingles

Custom cabinets

R 24 ICF foundation

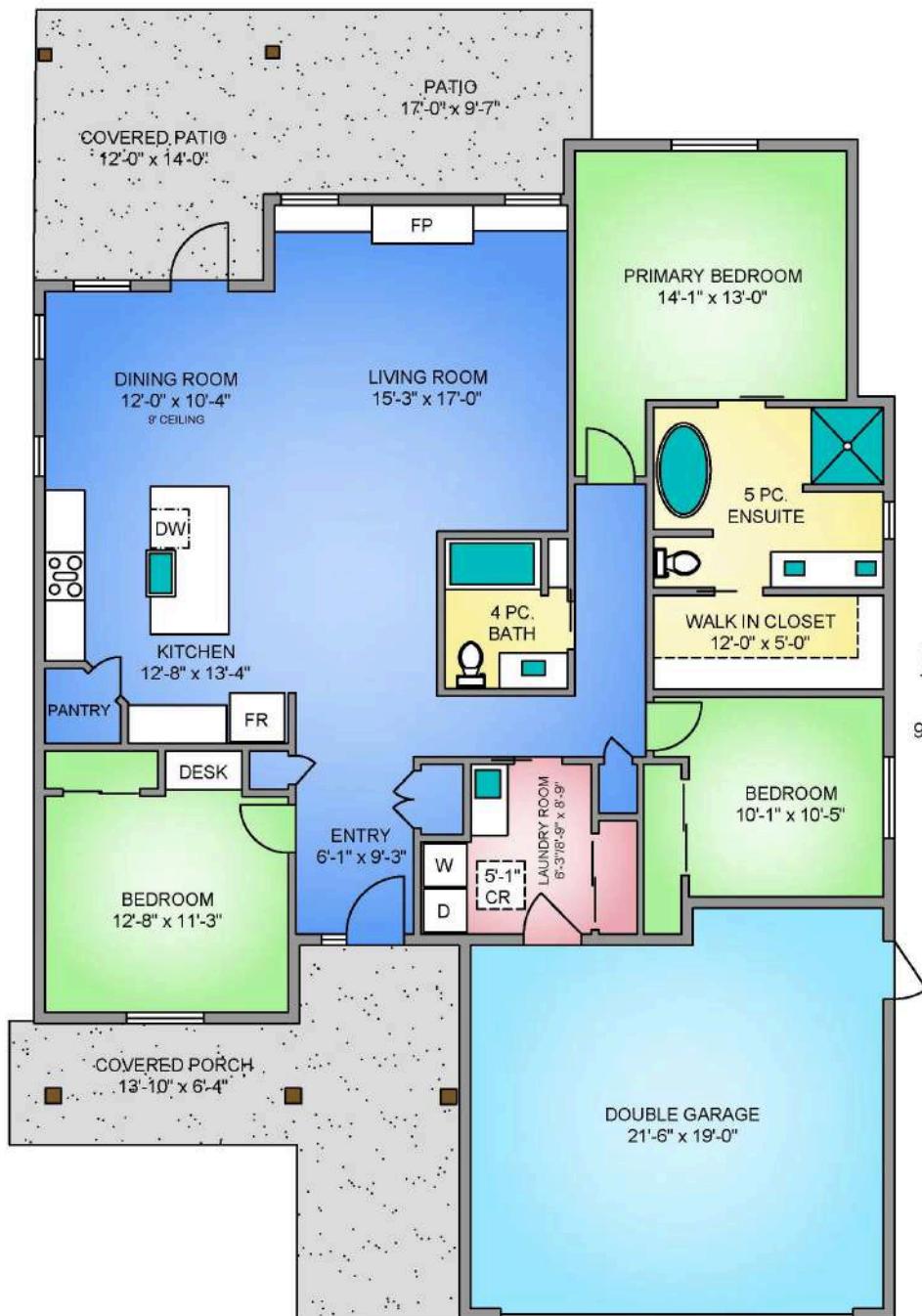
Step 3 energy rating

Generator plug in

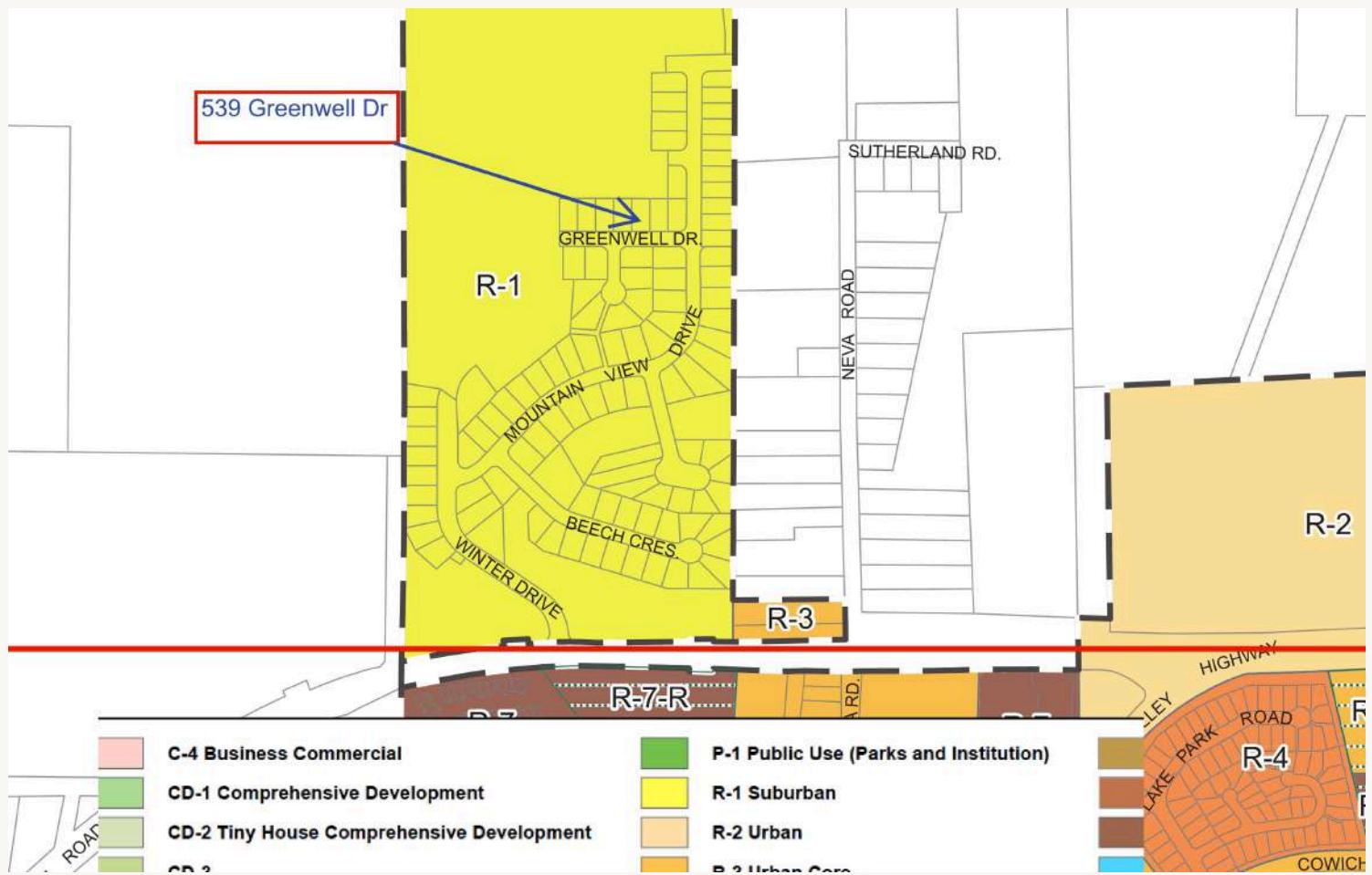
Electric car charger plug in

Quartz countertops

Propane tank owned by homeowner



539 GREENWELL JANUARY 7, 2026				
FLOOR		AREA (SQ. FT.)		
	TOTAL	FINISHED	GARAGE	DECK / PATIO
MAIN	1758	1758	462	502
TOTAL	1758	1758	462	502



PART V. REGULATIONS FOR EACH ZONE

5.1 LOW AND MEDIUM DENSITY RESIDENTIAL ZONE DISTRICTS

5.1.1 Intent of Zone Districts

a. Suburban Residential R-1

The intent of the Suburban Residential R-1 Zone is to provide for single detached residential dwellings in a low-density environment.

b. Urban Residential R-2

The intent of the Urban Residential R-2 Zone is to provide for primarily detached residential dwellings in a low-density urban setting.

c. Traditional Urban Residential R-3.

The intent of the Traditional Urban Residential R-3 Zone is to provide for a variety of residential dwelling types of medium density in an urban setting.

d. Medium Density Residential R-4

The intent of the Medium Density Residential R-4 Zone is to provide for single detached residential dwellings, including manufactured homes, on compact lots in a medium density environment.

e. Residential R-5

The intent of the Single Detached and Duplex Residential R-5 Zone is to provide for a single detached and duplex dwelling types on small lots in a medium density urban setting.

f. Small House Residential R-6

The intent of the Small House Residential R-6 Zone is to provide for small single detached dwellings on small lots in a medium density urban setting.

5.1.2 Permitted Principal Uses

Residential District Name and Symbol	Suburban R-1	Urban R-2	Traditional Urban R-3	Medium density R-4	Single Detached and Duplex R-5	Small House R-6
Principal Uses						
a. Single detached	✓	✓	✓	✓	✓	✓
b. Duplex		✓	✓	✓	✓	
c. Lodge / boarding house			✓			
d. Triplex			✓	✓		
e. Quadplex			✓	✓		
f. Townhouse				✓		



5.1.3 Permitted Accessory Uses

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a. Permitted Accessory Use Table

Residential District Name and Symbol	Suburban R-1	Urban R-2	Traditional Urban R-3	Medium density R-4	Single Detached and Duplex R-5	Small House R-6
Accessory Uses						
a. Secondary Suite in single detached	✓	✓	✓	✓	✓	✓
b. Secondary suite in duplex		✓	✓	✓		
c. Garden Suite	✓	✓	✓			
d. Coach House	✓	✓	✓			
e. Bed and Breakfast		✓				
f. Home-based Business	✓	✓	✓	✓	✓	✓

b. Accessory Use Limitations and Special Considerations

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- Notwithstanding the provisions in Article 5.1.3 b., a garden suite or coach house is prohibited on lots without municipal sewer and water service.
- On a lot with a duplex, accessory dwelling units are restricted to secondary suites, subject to provisions within Article 5.1.3 b.; a coach house or garden suite is prohibited.
- In all low and medium density residential zone districts one accessory dwelling unit is permitted on a lot.
- Suburban R-1 zone
 - One of three types of accessory dwelling unit is permitted on a lot with a single detached dwelling: a secondary suite, a garden suite, or a coach house.
 - A home-based business is permitted if
 - the combined area of a secondary suite and the area devoted to the home-based business does not exceed 40% of the gross floor area of the residential dwelling up to a total of 80 square metres; or
 - the accessory dwelling is in a separate structure such as a garden suite or coach house.



v. Urban R-2 zone

- a. One of three types of accessory dwelling unit is permitted on a lot with a single detached dwelling: a secondary suite, or a garden suite or a coach house.
- b. A secondary suite is permitted on a lot with a duplex, provided it is a lot of a minimum 780 square metres.
- c. A bed and breakfast is permitted if there is no accessory dwelling, or the accessory dwelling or the bed and breakfast bedrooms are in a separate structure, such as a garden suite, or coach house or other type of accessory building.
- d. A home-based business is permitted if
 - (a) the combined area of a secondary suite and the area devoted to the home-based business does not exceed 40% of the gross floor area of the residential dwelling up to a total of 80 square metres; or
 - (b) the accessory dwelling is in a separate structure such as a garden suite or coach house.

vi. Traditional Urban R-3 zone

- a. One of three types of accessory dwelling unit is permitted: a secondary suite, or a garden suite, or a coach house is permitted on a lot with a single detached dwelling.
- b. A secondary suite is permitted on a lot with a duplex, provided it is a corner lot, or has a garage with tandem parking, or lot of a minimum 780 square metres.
- c. A home-based business is permitted if
 - (a) the combined area of a secondary suite and the area devoted to the home-based business does not exceed 40% of the gross floor area of the residential dwelling up to a total of 80 square metres; or
 - (b) the accessory dwelling is in a separate structure such as a garden suite or coach house.

vii. Medium Density R-4 zone

- a. A secondary suite is permitted on a lot with a single detached dwelling.
- b. A secondary suite is permitted on a lot with a duplex provided it is a corner lot or has a garage with tandem parking or is on a lot of a minimum 780 square metres.
- c. A home-based business is permitted if the combined area of a secondary suite and the area devoted to the home-based business does not exceed 40% of the gross floor area of the residential dwelling up to a maximum total of 80 square metres.

viii. Single Detached and Duplex R-5 zone

- a. A secondary suite is permitted on a lot with a single detached dwelling.
- b. A secondary suite is permitted on a lot with a duplex, provided it is a corner lot, or has a garage with tandem parking, or lot of a minimum 780 square metres.
- c. A home-based business is permitted if the combined area of a secondary suite and the area devoted to the home-based business does not exceed 40% of the gross floor area of the residential dwelling up to a maximum total of 80 square metres.



ix. Small House R-6 zone

- a. A secondary suite is permitted in a single detached dwelling subject to the following:
 - (i) The secondary suite is in a basement or in a walk out garden level.
 - (ii) The maximum lot coverage is 50%.
 - (iii) One of the required off street vehicle spaces is a garage.
- b. A home-based business is permitted if the combined area of a secondary suite and the area devoted to the home-based business does not exceed 40% of the gross floor area of the residential dwelling up to a maximum total of 80 square metres.

5.1.4 Site Specific Permitted Principal and Accessory Uses

a. Suburban R-1

b. Urban R-2

i. Principal Uses

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- (a) Rental only tenure for 25% of all units of any housing type for land legally described as Lot B, Plan VIP 29595, District Lot 16, Cowichan Lake Land District (PID: 001-378-635), also known as 7995 Cowichan Lake Road, as depicted on Schedule "A".

c. Traditional Urban R-3

i. Principal Uses

- (a) Silviculture for Lots 1 to 4, Plan VIP74849, District Lots 10 & 14, silviculture, subject to the following conditions:

- (i) a minimum lot size of 40,000 square metres;
- (ii) leave strips along streams shall be established in accordance with the requirements of the Riparian Area Regulations; and
- (iii) leave strips of a minimum of a minimum 10 metre width shall be established for the purpose of protecting the visual aesthetics along the primary roadway adjacent to the Town-owned campground and leading to the Cowichan Lake Educational Centre.

24

- (b) Rental only tenure for 25% of all units of any housing type for Lot B, Plan VIP 44661, District Lot 16, Cowichan Lake Land District (PID: 006-130-453), also known as Cowichan Lake Road and depicted on Schedule "A".

- (c) Rental only tenure for 100% of units on Lot 3, Section 6, Renfrew Land District, Plan VIP5580 (PID: 005-990-254), also known as 118 MacDonald Road, as depicted on Schedule "A".

ii. Accessory Uses

- (a) Development and care of forests for use for Lots 1 to 4, Plan VIP74849, District Lots 10 & 14.

- (b) Bed and Breakfast, accessory to principal single detached residential use for Lot 3, Block 4, Section 5, Plan 1750 only.

d. Medium Density R-4

i. Principal Uses

25

- (a) Rental only tenure for 100% of units on the 0.89 acre parcel within the unrecorded subdivision of Lot A, Section 6, District Lot 13, Cowichan Lake Land District, Plan VIP64669 (PID: 023-666-056), also known as Point Ideal Drive, as depicted on Schedule "A".



(b) Rental only tenure for 100% of units on Lot 16, Block 6, Plan VIP 1231, District Lot 12, Cowichan Lake Land District (PID: 007-656-033), also known as 89 Lakeview Avenue.

- e. Single Detached and Duplex R-5
- f. Small House R-6

5.1.5 Zone District Subcategory Permitted Principal and Accessory Uses

Zone district subcategories are denoted on the Schedule A Zoning Map with the corresponding letter.

- a. Suburban R-1

- b. Urban R-2

26 i. Designation R, denoted as R-2-R on the map, is to permit 'rental only' dwellings in accordance with the Local Government Act. Any parcel specific standards are described within Subsection **5.1.4 Site Specific Permitted Principal and Accessory Uses.**

- c. Traditional Urban R-3

27 i. Designation R, denoted as R-3-R on the map, is to permit 'rental only' dwellings in accordance with the Local Government Act. Any parcel specific standards are described within Subsection **5.1.4 Site Specific Permitted Principal and Accessory Uses.**

- d. Medium Density R-4

28 i. Designation R, denoted as R-4-R on the map, is to permit 'rental only' townhouse dwellings in accordance with the Local Government Act. Any parcel specific standards are described within Subsection **5.1.4 Site Specific Permitted Principal and Accessory Uses.**

- e. Single Detached and Duplex R-5

i. Designation B (denoted as R-5 B) is to permit Bed and Breakfast is an accessory use.

- f. Small House R-6

5.1.6 Standards

13 **14** **15** **34**

Low and Medium Density Residential Zone Districts Standards

District Name and Symbol	Suburban R-1	Urban R-2	Traditional Urban R-3	Medium Density R-4	Single Detached and Duplex R-5	Small House R-6
Standards						
a. Minimum Lot Size (square metres) or lot location						



Low and Medium Density Residential Zone Districts Standards						
District Name and Symbol	Suburban R-1	Urban R-2	Traditional Urban R-3	Medium Density R-4	Single Detached and Duplex R-5	Small House R-6
i. Single dwelling	600	600	600	500	350	275
ii. Duplex (two units on a single lot strata)		780	780	600	600	
iii. Duplex (two units, each on its own fee simple lot)		300	300	300	300	
b. Duplex special provisions						
i. Front face differential setbacks			The front faces of individual units shall be setback from each other by a minimum of 1.5 metres			
b. Triplex and quadplex			780 or corner lot	780 or corner lot		
c. Townhouse units with individual fee simple lots				200		
d. Maximum number of storeys	3	3	3	3	3	1 1/2
e. Maximum Height (metres)						
i. Principal building	11.0	11.0	11.0;	For all building types except for townhouses the third storey shall have a minimum roof slope of 8 vertical run to 12 horizontal run		
ii. Accessory building greater than 10 m ²	7.5	7.5	7.5	4.5 for pitched roof; 3.7 for flat roof	7.5	4.5 for pitched roof; 3.7 for flat roof
iii. Accessory structure less than 10 m ²	3.5	3.5	3.5	3.5	3.5	3.5



Low and Medium Density Residential Zone Districts Standards						
District Name and Symbol	Suburban R-1	Urban R-2	Traditional Urban R-3	Medium Density R-4	Single Detached and Duplex R-5	Small House R-6
e. Maximum coverage (%) lot	30	40	50	50	50	60; 50 when a secondary suite is present for R-6 Small House Zone
f. Minimum setbacks for principal and accessory buildings or structures (metres)						
i. Front lot line	7.5	7.5	a) For single detached, duplex, triplex, and quadplex dwellings: <ul style="list-style-type: none"> • 6.1 to garage face; • 4.5 to front face of dwelling; • the garage face shall in all cases be set back a minimum of 1.5 metres further than the dwelling front face. b) For townhouses: 4.5 to dwelling face and garage face; front porches may extend into the setback.		1.5	
ii. Rear lot line	4.5	4.5	4.5	3.0	4.5	1.5
iii. Interior side lot line	2.0	1.5	1.5	1.5	1.5	1.2
iv. Interior side lot line for duplexes and townhouses on fee simple lots			Use shall be separated only by a common party wall.			
v. Exterior side lot line	3.0	3.0	3.0	4.0	1.5	1.5
g. Minimum setbacks for accessory structures of less than 10m ² (metres)						
i. Front lot line	7.5	7.5	7.5	7.5	4.5	n/a
ii. Rear lot line	0.6	0.6	0.6	0.6	0.6	n/a
iii. Interior side lot line	0.6	0.6	0.6	0.6	0.6	n/a
iv. Exterior side lot line	3.0	3.0	3.0	4.0	1.5	n/a



5.1.7 **Exceptions to Standards**

- a. For Lots 1 to 4, Plan VIP74849, District Lots 10 & 14.
 - i. Minimum lot size is 40,000 square metres.
 - ii. Minimum building setbacks for principal and accessory buildings is 30 metres for the front lot line and 15 metres for the rear, exterior side, and interior side lot lines.

5.1.8 **Secondary Suite Standards**

- a. Maximum size is 40% of gross floor area of principal dwelling, or 85 square metres, whichever is less.
 - iii. Minimum size is 30 square metres.
 - iv. Maximum number of bedrooms is 2 (two).
 - v. Entrance shall be a separate independent entrance from the principal dwelling entrance.



5.1.9 Garden Suite Standards

- a. Maximum size is 40% of gross floor area of principal dwelling, or 60 square metres, whichever is less.
- b. Minimum size is 30 square metres.
- c. Maximum number of bedrooms is 2 (two).
- d. A Garden suite shall be located in the rear yard of the principal dwelling, except in the case of a riverside or lakeside lot, in which case it may also be located in the front or side yard.

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5.1.10 Coach House Standards

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- a. The maximum size is 40% of gross floor area of principal dwelling, or 60 square metres, whichever is less.
- b. The minimum size is 30 square metres.
- c. The maximum number of bedrooms is 2 (two).





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.

539 GREENWELL DR LAKE COWICHAN V0R 2G1

Area-Jurisdiction-Roll: 04-539-00964.113



Total value **\$831,000**

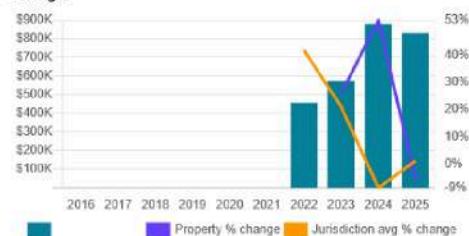
2025 assessment as of July 1, 2024

Land	\$294,000
Buildings	\$537,000
Previous year value	\$880,000
Land	\$323,000
Buildings	\$557,000

Property value history

2025	-6%	\$831,000
2024	+53%	\$880,000
2023	+26%	\$575,000
2022	+100%	\$457,000
2021	0%	\$0

Property value and Town of Lake Cowichan jurisdiction change



Property information

Year built	2022
Description	1 STY house - Standard
Bedrooms	3
Baths	2
Carports	
Garages	0
Land size	.216 Acres
First floor area	1,706
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT 13, PLAN EPP104021, SECTION 6, RENFREW LAND DISTRICT

PID: 031-276-253

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

newhomesregistry.bchousing.org/?HomeType=Single&str=539%20Greenwell%20Dr&city=Lake%20Cowichan%20BC%20V0R%202G1

Analytics Wave • Sign in DocuSign Login - Enter ... SkySlope - Customer ... North Cowichan Web ... CVRD Webmap BC Assessment - Index ...

Registered with home warranty insurance.

Builder: MB4 Contracting Ltd
Visit the [Builder Registry](#) for more builder information.

Builder's Warranty Number: 00004359

Warranty Commencement Date: 2022/Jan/07

Warranty Provider: Travelers Canada (St. Paul Fire and Marine Insurance Company)
Phone: 1-800-555-9431
Website: www.travelerscanada.ca/home-warranty

Address: 539 Greenwell Drive, Lake Cowichan BC V0R 2G1

Legal Description: LOT 13 SECTION 6 RENFREW DISTRICT EPP104021

PID: 031-276-253

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Dan Johnson
Personal Real Estate Corporation

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ETHOS
REAL ESTATE GROUP



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Amera Johnson
REALTOR®

(778) 838-8685
amerajohnson@ethosrealestategroup.ca