

Compliments of



Home Book
for

12-1927 Tzouhalem Rd

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.



12-1927 Tzouhalem Rd, Duncan

MLS #1015462
Fin Sq Ft 1332
Bedrooms 2
Bathrooms 2
Taxes \$1,822 (2025)

Well maintained double wide home located in popular 55+ Country Park Village MH Park. This 2 bedroom/2 bath home has generous living spaces, a beautiful back yard with shady patio, garden space, and a workshop/greenhouse for the gardening enthusiast. The spacious living room is open to the dining room and the office space. Kitchen with stainless appliances including a new dishwasher, plenty of cupboards and counters, lots of light with the skylight, also has a spot to sit for breakfast. The primary bedroom has plenty of closet space, and a 4pc ensuite with separate shower and soaker tub. A second good-sized bedroom, 4pc main bath, and laundry finish out the home. A large sunroom offers some additional seasonal living space. This is a fantastic opportunity... don't miss viewing this home!



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Corporation

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12 - 1927 Tzouhalem Rd Duncan BC V9L 5K5
 MLS® No: **1015462** **\$425,000** **Active**



Well maintained double wide home located in popular 55+ Country Park Village MH Park. This 2 bedroom/2 bath home has generous living spaces, a beautiful back yard with shady patio, garden space, and a workshop/greenhouse for the gardening enthusiast. The spacious living room is open to the dining room and the office space. Kitchen with stainless appliances including a new dishwasher, plenty of cupboards and counters, lots of light with the skylight, also has a spot to sit for breakfast. The primary bedroom has plenty of closet space, and a 4pc ensuite with separate shower and soaker tub. A second good-sized bedroom, 4pc main bath, and laundry finish out the home. A large sunroom offers some additional seasonal living space. This is a fantastic opportunity... don't miss viewing this home!

Room	Level	Dims/Pieces
Bathroom	Main	4-Piece
Bedroom	Main	9'4x10'0
Bedroom - Primary	Main	11'6x13'4
Dining Room	Main	10'10x12'10
Ensuite	Main	4-Piece
Entrance	Main	11'6x5'0
Kitchen	Main	11'6x12'9
Laundry	Main	8'0x8'3
Living Room	Main	12'9x18'7
Office	Main	11'6x10'9
Sunroom (Unfin)	Main	7'5x21'10

MLS® No: **1015462** List Price: **\$425,000**
 Status: **Active** Orig Price: **\$425,000**
 Area: **Duncan** Sub Area: **Du East**
Duncan
 DOM: **1** Sold Price:
 Sub Type: **Manufactured Home**
 Pend Date: Title: **Pad Rental**

Interior

Beds: **2** Baths: **2** Kitchens: **1** Fireplaces: **0** Storeys:
 FinSqFt Total: **1,332** UnFin SqFt: **180** Basement: **No** Addl Accom:
 SqFt Total: **1,512** Layout: **Rancher** Appl Incl: **Dishwasher, F/S/W/D** Laundry: **In House**
 Heating: **Baseboard, Electric** Cooling: **None**
 Intr Ftrs:

Exterior/Building

Built (Est): **1992** Front Faces: **West** Storeys:
 Construction: **Insulation: Ceiling, Insulation: Walls, Vinyl Siding** Foundation: **Other** Bldg Warranty:
 Lgl NC Use: Access: **Road: Paved** Roof: **Fibreglass Shingle**
 Exterior Ftrs: **Balcony/Patio, Garden** Bldg Style:

Lot

Lot SqFt: **0** Lot Acres: **0.00** Dimensions:
 Park Type: **Carport, Driveway** Park Spcs: **2** View:
 Carport Spcs: **1** Garage Spcs: **0** Shape:
 Sewer: **Sewer To Lot** Restrictions: Waterfront:
 Lot Ftrs: **Adult-Oriented Neighbourhood, Easy Access, Landscaped, Recreation Nearby** Water: **Municipal**

Legal/Public Records

Assessed: **\$325,000** Assess Yr: **2025** Taxes: **\$1,822** Tax Year: **2025**
 PID: Roll No: **26412000** Zoning: **R4** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **COWICHAN LAND DISTRICT, MANUFACTURED HOME REG.# 69926, BAY # 12, 04315 COUNTRY PARK VILLAGE DBL MANUFACTURED HOME PARK**

Strata

Strata/Pad Fee: **\$566** Strata/Pad Fee Year: **2025** Prop Mgr:
 Complex: Bldgs/Cmplx: Str Lots/Cmplx: Mgr Phone:
 Balc SqFt: Patio SqFt: LCP SqFt: Str Lots/Bldg:
 Park SqFt: Park Incl: Park Cmn Sp: Stor SqFt:
 Depr Rpt?: Plan Type: Lvlis in Unit: Park LCP Spc:
 Rent Allwd?: **No Rentals** Unit's Level:
 Yngst Age: **55**
 Pets Allwd: **Aquariums, Birds, see Rules & Regs - dogs no larger than lap sized**
Caged Mammals, Cats, Dogs, Size Limit
 BBQs Allwd: **Yes**
 Smoking Byl: **No**
 Unit Incl:
 Assmt Incl:
 Shrd Am:

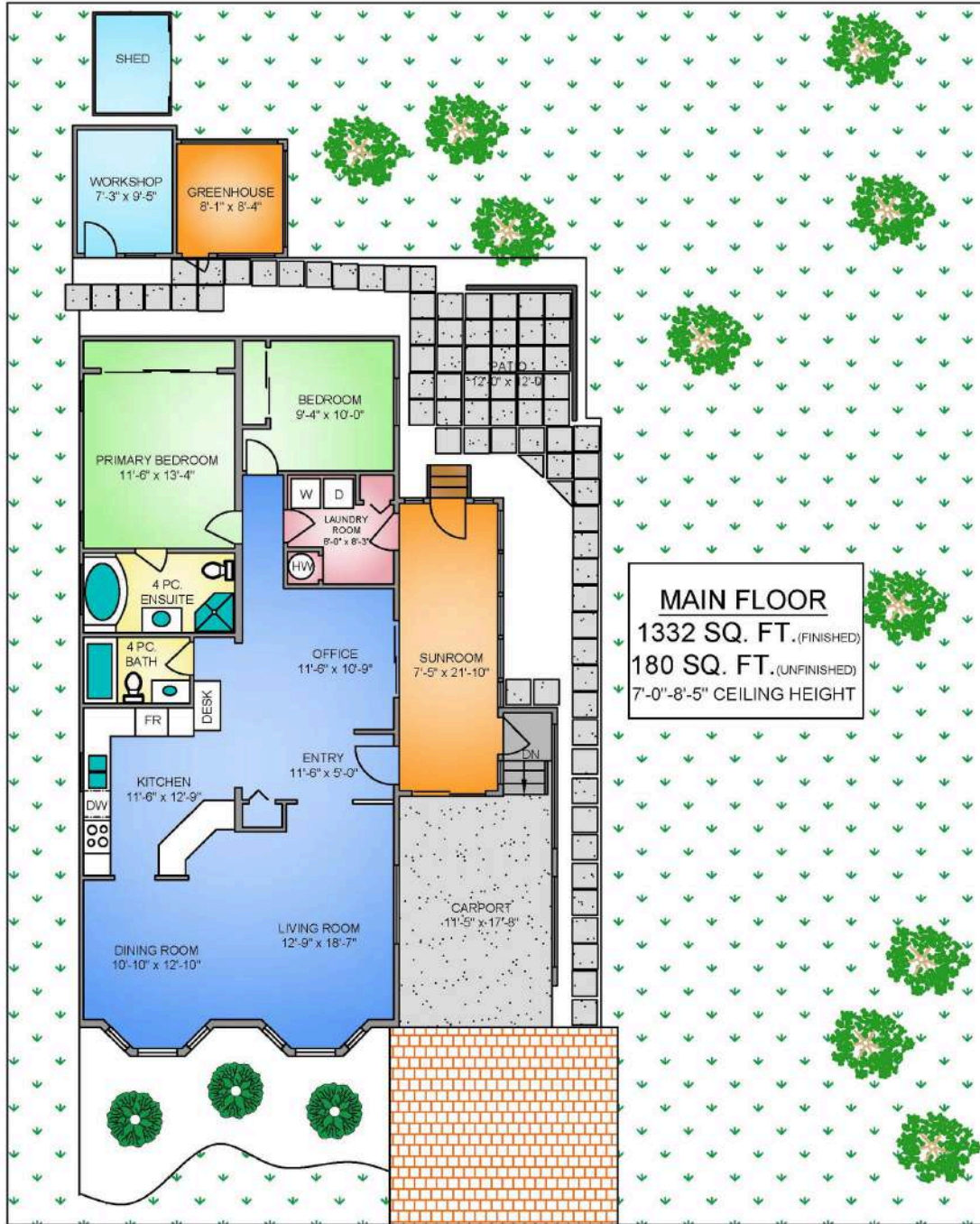
Licensee/Agency Information

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: railing by front door	Solicitation OK?: No	Brok Fee: 3% 1st 100K/1.5% bal

Licensee Notes: **Photos & measurements by Proper Measure. Not included: dining room light fixture, window air conditioner, and 2 rose bushes.**

Agent Info: **Information Package Available**
 Showing Instructions: **Appts by Showing Service, Lockbox**

*Personal Real Estate Corporation



NORTH



12-1927 TZOUHALEM ROAD

OCTOBER 6, 2025

PREPARED FOR THE EXCLUSIVE USE OF ETHOS REAL ESTATE GROUP.
 PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)				
		FINISHED	UNFINISHED	WORKSHOP	CARPOT	DECK / PATIO
MAIN	1512	1332	180	155	200	153
TOTAL	1512	1332	180	155	200	153

Strata: 12-1927 TZOUHALEM RD

Strata: 12-1927 TZOUHALEM RD

House 1: 12-1927

House 2:

Street Name: TZOUHALEM RD

Strata Level:

Approx. m2:

Approx. Acre: 0.180238

Approx. Hectare: 0.072942

PID: 017-879-868

Folio: 00363-112

Lot: 12

Plan: VIS2425

Non-Legal Descript: SL 12 PL VIS2425

Section: 18

Range: 1

Land District: Cowichan

Zoning: R4

Split Zoned: NA

Accuracy: <1m

Method: COGO

GIS Link ID: 07070

Comments:

[Zoning PDF](#)

[Property Report](#)

Help Layer List Draw Measure Edit Markup Clear Markup Print Hide Items

MUNICIPALITY OF
NORTH
Cowichan

+ -

📍

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Projected Coordinates (X/Y) X: -13766420.77 Y: 6237936.09

Scale 1388

📏 20 m

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Residential Small Lot Mobile Home Zone (R4)

[BL2996, BL3150, BL3891]

Permitted Uses

- 59 (1) The permitted uses for the R4 zone are as follows:
Home-based Business
Manufactured Home

Minimum Lot Size

- (2) The minimum permitted lot size for the R4 zone is 465 m² (5,005 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage for the R4 zone is 15.0 m (49.21').

Density

- (4) The maximum permitted density for the R4 zone is as follows:
(a) The number of residential buildings shall not exceed one.

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the R4 zone is 30% of the lot area. [BL2996]

Minimum Setbacks

- (6) The minimum permitted setbacks for the R4 zone are as follows:
(a) Principal Buildings
Yard, Front, 5.0 m (16.40')
Yard, Side, 2.0 m (6.56')
Yard, Rear, 8.0 m (26.25')
(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')
- (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 R4 zone are as follows:
(a) Principal Building, 5.0 m (16.40')
(b) Accessory Building, 5.0 m (16.40')

Maximum Fence Height

- (8) (a) [Repealed. BL3891]
(b) [Repealed. BL3891]
(c) [Repealed. BL3891]



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.

12-1927 TZOUHALEM RD DUNCAN V9L 5K5

Area-Jurisdiction-Roll: 04-315-26412.000



Total value **\$325,000**

2025 assessment as of July 1, 2024

Land	\$0
Buildings	\$325,000
Previous year value	\$322,000
Land	\$0
Buildings	\$322,000

Property information

Year built	1992
Description	MH - Double Wide
Bedrooms	
Baths	
Carports	C
Garages	
Land size	
First floor area	1,344
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

COWICHAN LAND DISTRICT, MANUFACTURED HOME
REG.# 69926, BAY # 12, 04315 COUNTRY PARK VILLAGE
DBL MANUFACTURED HOME PARK

PID:

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width	24 Ft
Length	56 Ft
Total area	1344 Sq Ft

Register with BC Assessment



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PROPERTY INFORMATION

General Property Information

Civic Address: 12-1927 TZOUHALEM RD
Folio: 26412-000
LTO Number: 375479
PID: 017-879-868
MHR Number: 69926
Status: Active
Property No: 112035
Legal: COWICHAN COUNTRY PARK VILLAGE; MANUFACTURED HOME ONLY, MANUFACTURED HOME REG. # 69926.

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	1624	RELOC WASHCAR
ACTUAL USE	037	MOBILE HOME (WITHIN MH PARK)
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE		
ZONING		

Property Tax Levies and Assessments Summary

Year Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2025 May 02, 2025	Reg	1,822.20	1	0	325,000	325,000	325,000
2024 May 15, 2024	Reg	1,705.94	1	0	322,000	322,000	322,000
2023 May 10, 2023	Reg	1,601.40	1	0	327,000	327,000	327,000

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.

STANDARD CHARGE TERMS OF THE LEASE

ARTICLE SEVENTEEN RULES AND REGULATIONS

17.01 The following shall not be permitted on the Leased Premises or the Land, as the case maybe:

- (a) The erection of clothes lines or racks, aerial wires, television antennae or satellite or cable dishes larger than 23" in diameter or 23" high by 30" wide for oval shape dishes. All dishes must be placed at the back of the unit.
- (b) The placement of FOR SALE signs, FOR LEASE signs or OPEN HOUSE signs may be displayed on the Real Estate Display Board outside the gate, in a size not to exceed 36 x 6. Real Estate signs, designed and professionally made to a size in accordance with other Real Estate signs are permitted either on post or staked on the front lawn of each home for sale,
- (c) The use of plumbing, water, electrical drainage or other utility for any purpose other than for which they were constructed,
- (d) Major repairs or maintenance to motor vehicles or trailers or other mechanical equipment; this shall include oil or lubricant changes.
- (e) Any change or addition to the Leased Premises or New Building except in accordance with acceptable guidelines established by the Landlord and only then after having first obtained written permission from the Landlord,
- (f) Prospective assignees or sub-lessees shall not be on the lands or Leased Premises except when accompanied by the tenant whose Leased Premises are being offered for assignment or sublease,
- (g) The placement of any notice or sign at the mailboxes without the written approval of a member of the Home Owners' Association Committee,
- (h) The construction of any fences or planting of any hedges without the prior written approval of the Landlord,
- (i) Incinerators, outside burning or open fires,
- (j) Motorcycles or motor bikes other than those fully licensed for paved road travel,
- (k) Pets, unless confined to or restrained on the Leased Premises at all times. Dogs must be no larger than lap size. Pets shall be kept silent at all times,

(l) Exposed or open garbage cans, bags or containers, unless being placed for collection on specified collection days only.

(m) The parking or storage of trucks (greater than $\frac{3}{4}$ tons and/or commercial vehicles), campers, recreational vehicles, equipment, unlicensed vehicles, boats, trailers, containers, or more than two vehicles for each Leased Premise. Should one of the two vehicles be a camper of a size that fits within the carport, this will be permitted for the period April 1st to October 30th (spring to fall). The parking of recreational vehicles *on-site* will be allowed for a maximum of 48 hours for the purpose of loading and off-loading,

(n) On street parking, except for visitors (24 hours maximum).

17.02 Improvement and New Buildings *must* be kept in a first class condition at all times.

17.03 Rear yards, side and front yards and driveways must be kept clean, free of debris and well maintained at all times. Unless stored in sheds, garbage cans, gardening equipment, tools, and barbecues shall be stored out of sight from the road in rear yards or patios.

17.04 Front yards and driveways must remain accessible to the Landlord at all times to permit general collective maintenance as required by the Landlord.

17.05 No motor vehicle shall be driven at a speed in excess of 20 Km per hour on the roadways within the Lands.

17.06 No buildings, additions, sheds, poles, fences or antennae are to be constructed without the express permission and approval of the Landlord as to design, construction and location. All design and construction is to be of a similar or better quality and of similar material and appearance as generally used by the Landlord.

17.07 No sublease or assignment of the Lease shall be permitted to be made ("sublease") except through the office of the Landlord or its authorized agent. Assignments of sublease for resale purchasers will be signed by the Landlord only after input has been received by the Landlord from the Chair of the Park's Strata Council. For greater certainty, subleases or assignments through third party agreements between the Tenant and the proposed assignee to sublessee shall not be permitted.

END OF ARTICLE SEVENTEEN (RULES & REGULATIONS)
July 2005

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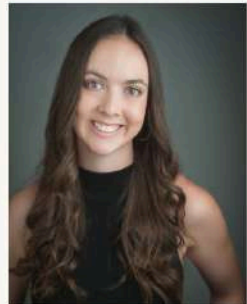


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