

Compliments of



Home Book  
for

1068 Holmes St, 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.



## 1068 Holmes St, Duncan

This character-filled rancher offers warmth, privacy, versatility, and excellent income potential. Thoughtfully cared for and extensively improved with approximately \$100k in renovations, this home features inviting living spaces, a functional layout, and a spacious backyard with gardening areas and large, shaded patio. The kitchen was thoughtfully redesigned with everyday comfort in mind, complete with a pot filler at the range, instant hot water faucet, and updated appliances. Lush, manicured gardens and a fully fenced backyard create a peaceful retreat, while the detached studio offers an ideal space for a home business (currently used as an acupuncture studio) or for creative pursuits. A powder room addition off the entry brings the home to two bathrooms, and the detached garage has been transformed into a thoughtfully finished in-law suite with its own heat pump and hot water tank. A rare opportunity blending character, comfort, flexibility, and lifestyle in one special property.

MLS #1036430  
Fin Sq Ft 1695  
Bedrooms 2  
Bathrooms 3  
Taxes \$5,360 (2025)



Dan Johnson  
Personal Real Estate  
Corporation

(250) 709-4987  
dan@ethosrealestategroup.ca



ethosrealestategroup.ca

Amera Johnson  
REALTOR®

(778) 838-8685  
amera@ethosrealestategroup.ca

**1068 Holmes St Duncan BC V9L 2C8**  
 MLS® No: **1036430** **\$750,000** **Active**



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Room	Level	Dims/Pieces
Basement (Unfinished) (Unfin)	Lower	9'2x22'5
Bathroom	Main	2-Piece
Bathroom	Main	4-Piece
Bedroom	Main	10'10x10'11
Bedroom	Main	10'10x11'1
Dining Room	Main	9'8x8'5
Entrance	Main	7'11x6'4
Kitchen	Main	12'1x15'9
Laundry	Main	9'8x4'7
Living Room	Main	22'2x14'0
Pantry (Finished)	Main	7'8x4'4
Bathroom	Other	3-Piece
Studio	Other	11'0x8'4
Kitchen-Aux Bldg	Other	11'6x10'6
Living-Aux Bldg	Other	12'0x10'6

MLS® No: **1036430** List Price: **\$750,000**  
 Status: **Active** Orig Price: **\$750,000**  
 Area: **Duncan** Sub Area: **Du West**  
 DOM: **1** Sold Price:  
 Sub Type: **Single Family Detached**  
 Pend Date: Title: **Freehold**

### Interior

Beds: **2** Baths: **3** Kitchens: **2** Fireplaces: **1** Storeys:  
 FinSqFt Total: **1,695** UnFin SqFt: **260** Basement: **Yes** Addl Accom: Laundry: **In House**  
 SqFt Total: **1,955** Layout: **Rancher** Appl Incl: **Dishwasher, Dryer, Oven/Range Electric, Refrigerator, Washer**  
 Heating: **Electric, Heat Pump** Cooling: **Air Conditioning**

### Exterior/Building

Built (Est): **1914** Front Faces: **West** Storeys: Bldg Warranty:  
 Construction: **Frame Wood, Insulation: Ceiling, Insulation: Walls, Vinyl Siding** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**  
 Lgl NC Use: Access: **Road: Paved** Bldg Style:  
 Exterior Ftrs: **Balcony/Deck, Fenced, Garden**

### Lot

Lot SqFt: **8,800** Lot Acres: **0.20** Dimensions: Shape:  
 Park Type: **Driveway, On Street** Park Spcs: **2** View: Waterfront: Water: **Municipal**  
 Carport Spcs: **0** Garage Spcs: **0** Services:  
 Sewer: **Sewer To Lot** Restrictions:  
 Lot Ftrs: **Central Location, Easy Access, Family-Oriented Neighbourhood, Level, Quiet Area, Recreation Nearby, Shopping Nearby**

### Legal/Public Records

Assessed: **\$728,000** Assess Yr: **2026** Taxes: **\$5,360** Tax Year: **2025**  
 PID: **007-724-942** Roll No: **10230000** Zoning: **LDR** Zone Desc: **Residential**  
 Plan Number: Lot: Block: District Lot: Land District:  
 Legal Description: **LOT 5, BLOCK 3, SECTION 19, RANGE 6, QUAMICHAN LAND DISTRICT, PLAN VIP1265B**

### Licensee/Agency Information

Licensee Name	Phone	Brokerage	Awd Split
List: <b>Dan Johnson*</b>	<b>250-709-4987</b>	<b>Pemberton Holmes Ltd. (Cow Vall)</b>	
CoList: <b>Amera Johnson</b>	<b>778-838-8685</b>	<b>Pemberton Holmes Ltd. (Cow Vall)</b>	
Appt Ph:	Lckbx Loc: <b>Front Door</b>	Solicitation OK?: <b>No</b>	Brok Fee: <b>3% 1st 100K/1.5% bal</b>

Licensee Notes: **Measurements & photos by Stellar Real Estate Marketing. Offers, if any, will be presented on May 25th at 4:00pm. Please do not access the acupuncture studio while in session.**  
 Agent Info: **Information Package Available**  
 Showing Instructions: **Appts by Showing Service, Lockbox**  
 \*Personal Real Estate Corporation

## Home Features – 1068 Holmes St

**Approximately \$100,000 in renovations!**

Detached studio

Detached in-law suite renovation

Heat pump & furnace replaced in 2022

Renovated kitchen

Pot filler at range

Instant hot water tap

Fridge (2025)

Range & dishwasher (approx. 2023)

Washer & dryer (2025)

Laundry plumbing updated (2023)

Main bath renovated (2021)

Updated bathroom plumbing (2021)

Added powder room

Workshop/storage space

Fully fenced backyard

Manicured gardens

Income or multigenerational potential



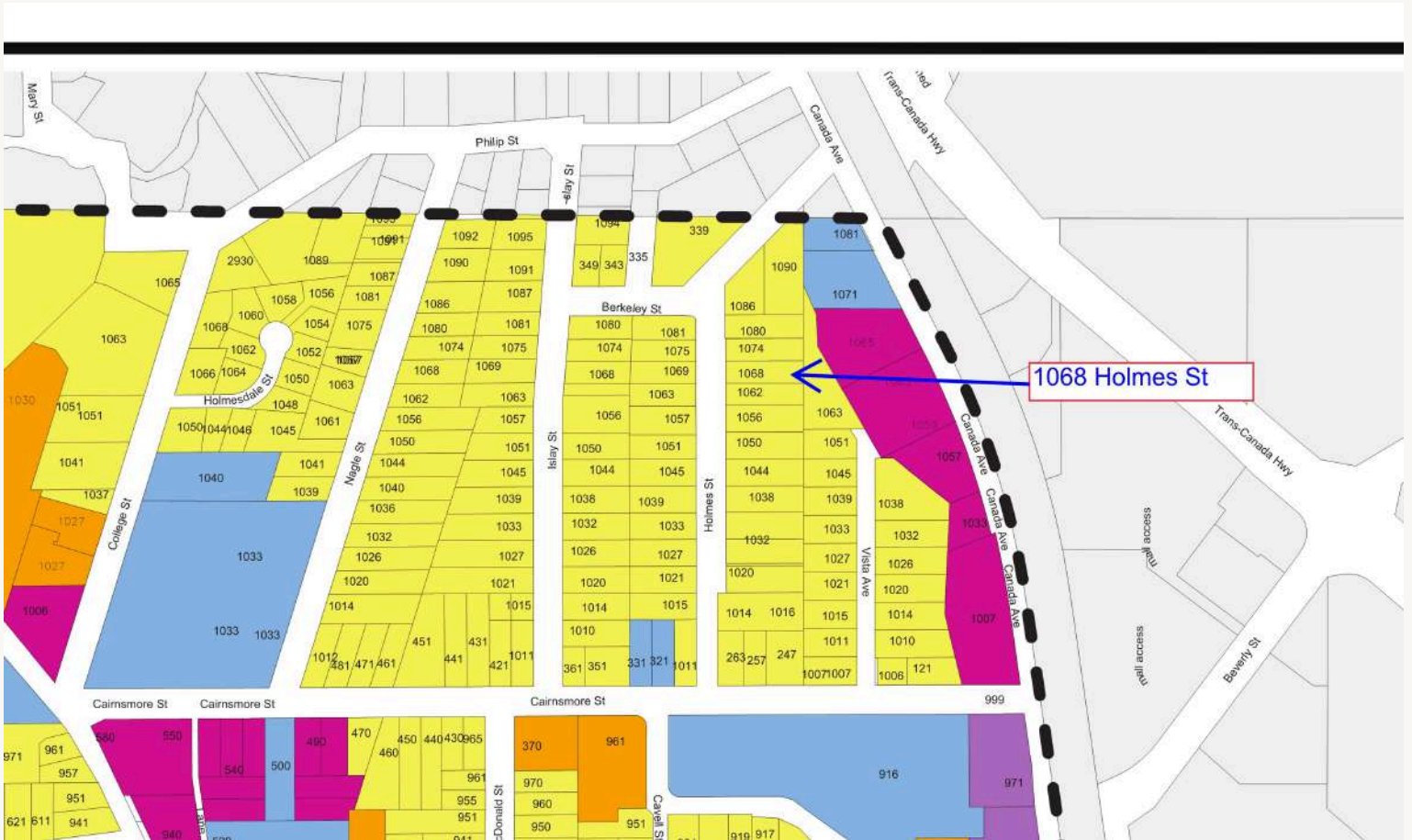
## 1068 HOLMES STREET

	FINISHED	UNFINISHED	STORAGE	DECK / PATIO	PORCH
MAIN	1208	-	-	286	60
BASEMENT	-	260	-	-	-
SUITE	375	-	92	-	-
STUDIO	112	-	-	-	-
<b>TOTAL</b>	<b>1695</b>	<b>260</b>	<b>92</b>	<b>286</b>	<b>60</b>

SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY  
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**ETHOS REAL ESTATE GROUP**  
MEASURED ON 05/17/26, BY STELLAR REAL ESTATE MARKETING  
www.stellar.ca | +1 (250) 929 1888 | info@stellar.ca





## RESIDENTIAL ZONES

### PART 4 – RESIDENTIAL ZONES

3166.05

#### Low Density Residential Zone

LDR

#### 4.1 Intent

4.1.1 The intent of the Low Density Residential (LDR) zone is to permit up to four *dwelling units* on *parcels* in a variety of *building forms*, including *attached* and *detached secondary suites*, *single-unit dwellings*, *two-unit dwellings*, *multi-unit rowhouse dwellings*, and *multi-unit dwellings*.

#### 4.2 Permitted Uses

4.2.1 The *uses* permitted in the LDR *zone* are as follows:

Principal Uses	Accessory Uses
<i>Dwelling, Multi-Unit</i>	<i>Bed and Breakfast</i>
<i>Dwelling, Multi-Unit Rowhouse</i>	<i>Home-Based Business</i>
<i>Dwelling, Single-Unit</i>	<i>Residential Daycare</i>
<i>Dwelling, Two-Unit</i>	<i>Secondary Suite, Attached</i>
<i>Dwelling, Two-Unit Rowhouse</i>	<i>Secondary Suite, Detached</i>

#### 4.3 Development Regulations

4.3.1 Development in the LDR *zone* is subject to the following:

Development Criteria		Regulations
Maximum <i>Density</i>		4 <i>dwelling units</i> per <i>parcel</i>
Maximum <i>Parcel Coverage</i>		50%
Driveway Access		Where a <i>parcel</i> abuts a dedicated <i>lane</i> intended for <i>motor vehicle</i> access to a <i>parcel</i> , access must only be from the <i>lane</i> .
Principal Building		Regulations
Maximum <i>Height</i>		11 m (3 <i>habitable storeys</i> )
Minimum <i>Parcel Line Setback</i>	Front	3 m
	Rear	4 m
	Side, Interior	1.5 m
	Side, Exterior	3 m
Minimum <i>Garage Setback</i>		6 m where the garage door is facing a <i>highway</i> .

## RESIDENTIAL ZONES

Accessory Buildings and Structures		Regulations
Maximum Height		5 m for <i>buildings</i> without a <i>detached secondary suite</i> on the second storey.
		7.5 m for <i>buildings</i> with a <i>detached secondary suite</i> on the second storey.
Minimum Parcel Line Setback	Front	6 m
	Rear	1.5 m
	Side, Interior	1.5 m
	Side, Exterior	3 m

### 4.4 Subdivision Regulations

4.4.1 *Subdivision* in the LDR zone is subject to the following:

Subdivision Criteria	Conditions
Minimum Parcel Area	600 m <sup>2</sup>
Minimum Parcel Frontage	15 m



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.

## 1068 HOLMES ST DUNCAN V9L 2C8

Area-Jurisdiction-Roll: 04-207-1023-00-00



04-207-10230000 10/26/2015

**Total value \$728,000**

2026 assessment as of July 1, 2025

Land \$379,000

Buildings \$349,000

Previous year value \$703,000

Land \$343,000

Buildings \$360,000

### Property value history

2026	+4%	\$728,000
2025	0%	\$703,000
2024	-6%	\$705,000
2023	+14%	\$747,000
2022	+38%	\$656,000

### Property value and City of Duncan jurisdiction change



### Property information

Year built	1914
Description	1 STY house - Standard
Bedrooms	2
Baths	1
Carports	C
Garages	
Land size	8800 Sq Ft
First floor area	1,203
Second floor area	
Basement finish area	200
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

### Legal description and parcel ID

LOT 5, BLOCK 3, PLAN VIP1265B, SECTION 19, RANGE 6,  
QUAMICHAN LAND DISTRICT  
PID: 007-724-942

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width  
Length  
Total area

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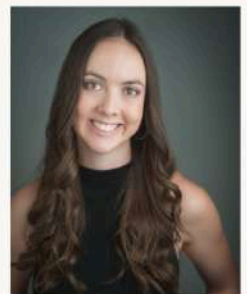
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# ETHOS

REAL ESTATE GROUP



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