



Home Book  
for

30-111 McKinstry Rd, 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.



## 30-111 McKinstry Rd, Duncan

Beautifully updated and meticulously maintained, this 2 bed/2 bath rancher in the highly coveted River's Edge 55+ gated community is a true Cowichan Valley gem. Major upgrades include new windows, slider door, garage door, PEX plumbing, hot water tank, irrigation system. Additionally, new carpeting has been put into both bedrooms, new fridge and new central vac. A heat pump and air circulation system ensure efficient year-round comfort. Designed for easy one-level living, the functional layout offers bright, welcoming spaces and a sense of privacy. Located in the heart of Duncan and bordering the Cowichan River, you're just steps to scenic trails, parks, and everyday amenities. This is low-maintenance living in one of the Valley's most desirable communities.

MLS #1025883  
Fin Sq Ft 1,216  
Bedrooms 2  
Bathrooms 2  
Taxes \$3,774 (2025)



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Amera Johnson  
REALTOR®

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**30 - 111 McKinstry Rd Duncan BC V9L 5E4**  
 MLS® No: **1025883** **\$569,000** **Active**



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Room	Level	Dims/Pieces
Bathroom	Main	4-Piece
Bedroom	Main	9'3x10'7
Bedroom - Primary	Main	12'8x11'0
Dining Room	Main	11'2x7'8
Ensuite	Main	2-Piece
Entrance	Main	6'10x9'0
Family Room	Main	13'1x11'9
Kitchen	Main	11'2x8'8
Laundry	Main	4'9x11'6
Living Room	Main	15'2x14'6

MLS® No: **1025883** List Price: **\$569,000**  
 Status: **Active** Orig Price: **\$569,000**  
 Area: **Duncan** Sub Area: **Du East**  
**Duncan**  
 DOM: **0** Sold Price:  
 Sub Type: **Single Family Detached**  
 Pend Date: Title: **Freehold/Strata**

#### Interior

Beds: **2** Baths: **2** Kitchens: **1** Fireplaces: **0** Storeys:  
 FinSqFt Total: **1,216** UnFin SqFt: **0** Basement: **No** Addl Accom: Laundry: **In House**  
 SqFt Total: **1,216** Layout: **Rancher** Appl Incl: **Dishwasher, F/S/W/D** Cooling: **Air Conditioning**  
 Heating: **Baseboard, Heat Pump**  
 Intr Ftrs:

#### Exterior/Building

Built (Est): **1990** Front Faces: **North** Storeys: Bldg Warranty:  
 Construction: **Insulation: Ceiling, Insulation: Walls, Vinyl Siding** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**  
 Lgl NC Use: Access: **Road: Paved** Bldg Style:  
 Exterior Ftrs: **Balcony/Patio, Fencing: Full, Low Maintenance Yard**

#### Lot

Lot SqFt: **4,080** Lot Acres: **0.09** Dimensions: Shape:  
 Park Type: **Driveway, Garage Double** Park Spcs: **2** View: Waterfront: Water: **Municipal**  
 Carport Spcs: **0** Garage Spcs: **2** Services:  
 Sewer: **Sewer Connected** Restrictions: Lot Ftrs: **Adult-Oriented Neighbourhood, Central Location, Gated Community, Landscaped, Level, No Through Road, Quiet Area, Recreation Nearby**

#### Legal/Public Records

Assessed: **\$523,000** Assess Yr: **2026** Taxes: **\$3,774** Tax Year: **2025**  
 PID: **012-236-594** Roll No: **6320030** Zoning: **LDR** Zone Desc: **Residential**  
 Plan Number: Lot: Block: District Lot: Land District:  
 Legal Description: **STRATA LOT 30, SECTION 15, RANGE 7, QUAMICHAN LAND DISTRICT, PLAN VIS1674, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

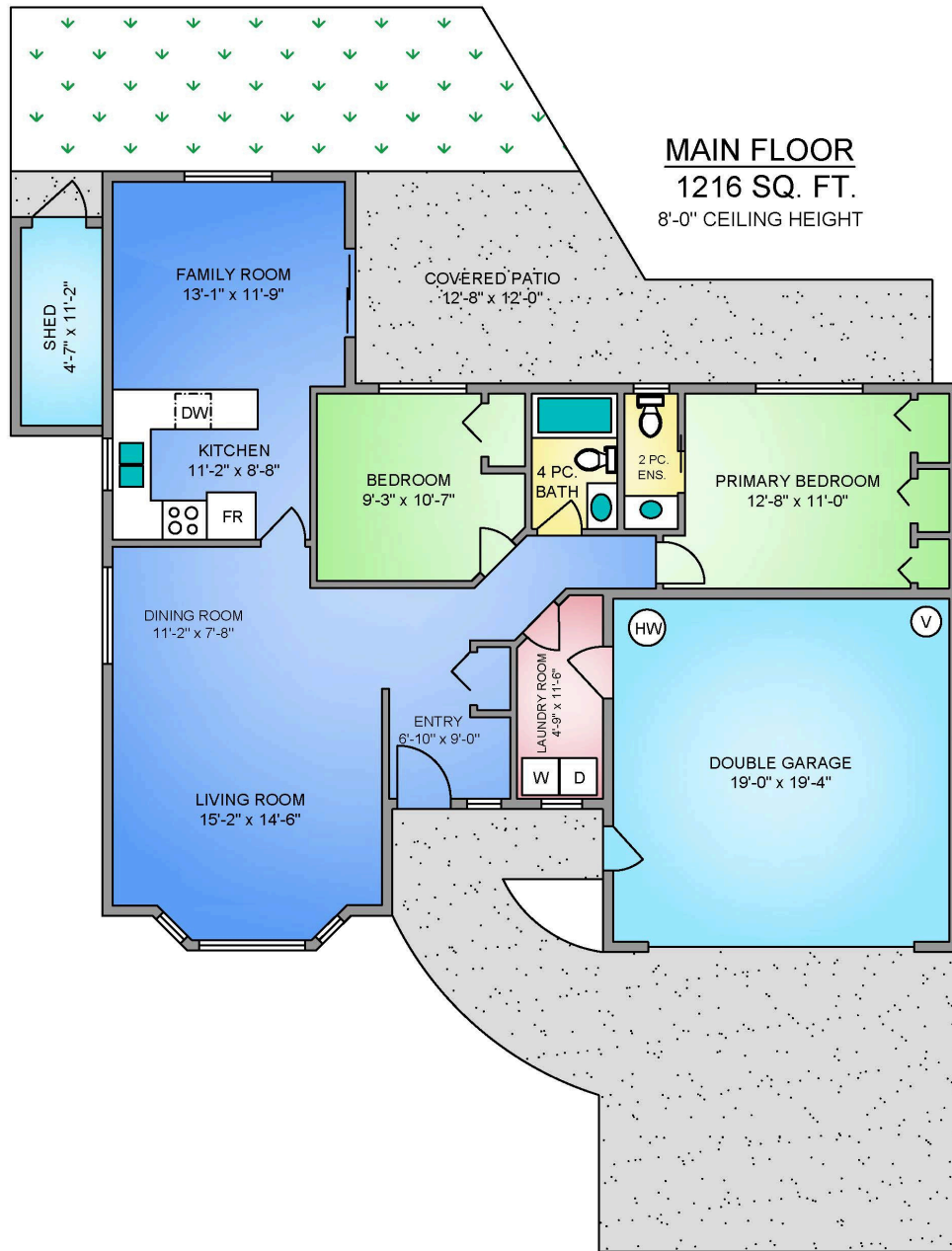
#### Strata

Strata/Pad Fee: **\$180** Strata/Pad Fee Year: **2026** Prop Mgr: **Self managed** Mgr Phone:  
 Complex: Bldgs/Cmplx: **41** Str Lots/Bldg:  
 Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:  
 Park SqFt: Park Incl: Park Cm'n Sp: Park LCP Spc:  
 Depr Rpt?: **Yes** Plan Type: **Bare Land** Lvls in Unit: **1** Unit's Level:  
 Subdivision Name: **River's Edge**  
 Rent Allwd?: **Some Rentals** see Bylaws  
 Yngst Age: **55**  
 Pets Allwd: **Aquariums, Birds, Caged Mammals, Cats, Dogs, Number Limit, Size Limit** see Bylaws  
 BBQs Allwd: **Yes**  
 Smoking Byl: **Unknown**  
 Unit Incl: **Deck/Patio, Private Garden**  
 Assmt Incl: **Caretaker, Garbage Removal, Sewer, Water**  
 Shrd Am: **Clubhouse**

#### Licensee/Agency Information

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

Licensee Notes: **Photos and measurements by Proper Measure.**  
 Agent Info: **Information Package Available**  
 Showing Instructions: **Appts by Showing Service, Lockbox**  
 \*Personal Real Estate Corporation

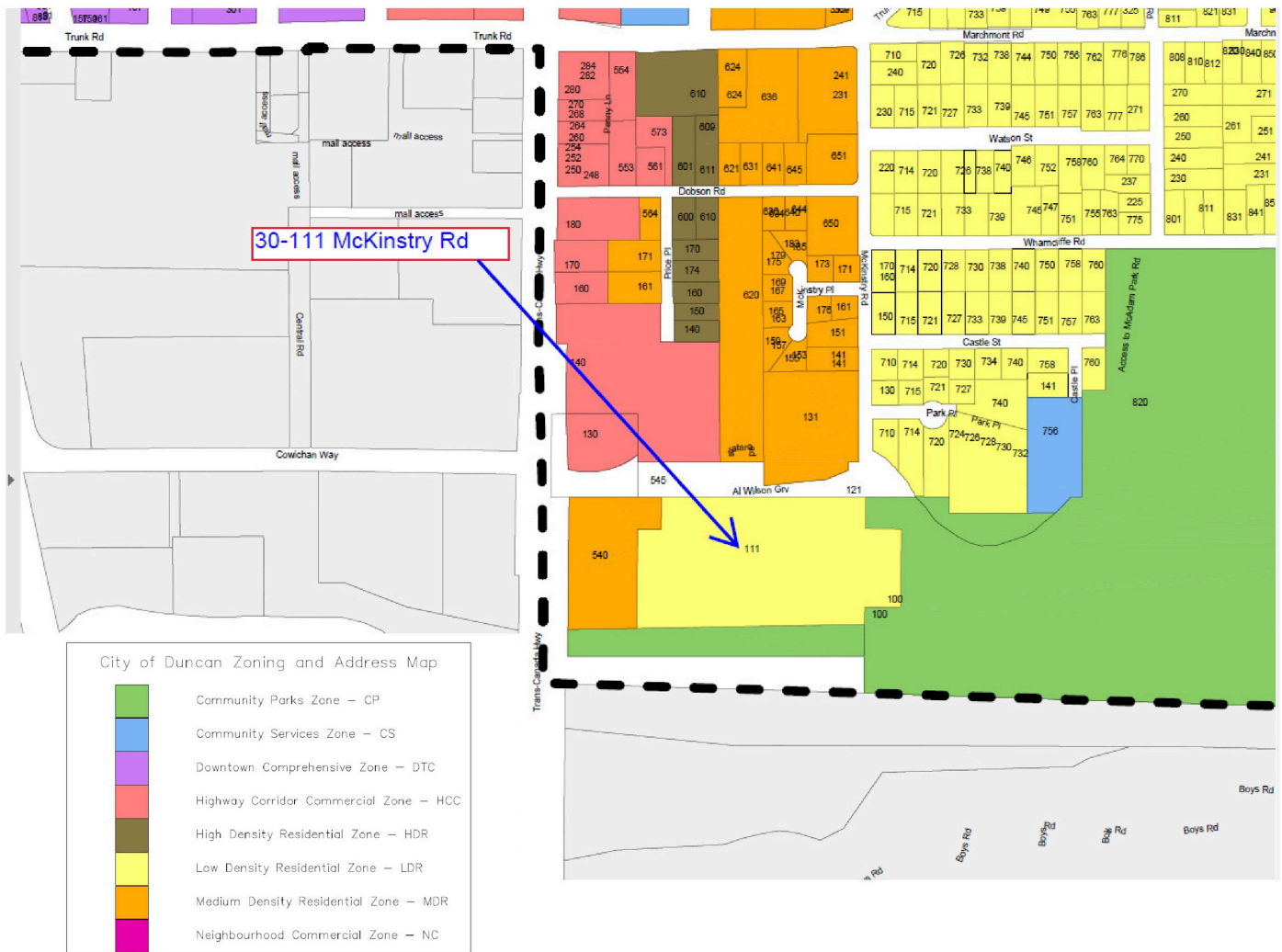


NORTH



30-111 MCKINSTRY FEBRUARY 11, 2026				
PREPARED FOR THE EXCLUSIVE USE OF REALTOR. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	GARAGE	DECK / PATIO
MAIN	1216	1216	395	180
<b>TOTAL</b>	<b>1216</b>	<b>1216</b>	<b>395</b>	<b>180</b>





## 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 per 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.

## 30-111 MCKINSTRY RD DUNCAN V9L 5E4

Area-Jurisdiction-Roll: 04-207-0632-00-30



04-207-06320030 10/29/2015

**Total value \$523,000**

2026 assessment as of July 1, 2025

Land \$240,000

Buildings \$283,000

Previous year value \$494,000

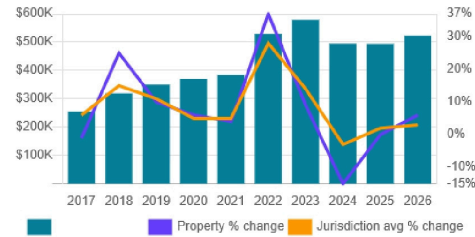
Land \$233,000

Buildings \$261,000

### Property value history

2026	+6%	\$523,000
2025	0%	\$494,000
2024	-15%	\$495,000
2023	+9%	\$579,000
2022	+37%	\$529,000

### Property value and City of Duncan jurisdiction change



### Property information

Year built	1990
Description	1 STY house - Standard
Bedrooms	2
Baths	2
Carpports	
Garages	C
Land size	4116 Sq Ft
First floor area	1,196
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

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PID: 012-236-594

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

May 24, 2024 \$530,000

### Manufactured home

Width  
Length  
Total area



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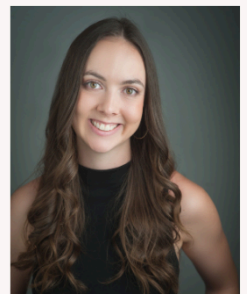
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# ETHOS

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