



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)



Dan Johnson  
Personal Real Estate  
Corporation

(250) 709-4987

[dan@ethosrealestategroup.ca](mailto:dan@ethosrealestategroup.ca)

  
PEMBERTON  
HOLMES  
REAL ESTATE  
EST. 1867

[ethosrealestategroup.ca](http://ethosrealestategroup.ca)

Amera Johnson  
REALTOR®

(778) 838-8685

[amerajohnson@ethosrealestategroup.ca](mailto:amerajohnson@ethosrealestategroup.ca)

# ETHOS

REAL ESTATE GROUP

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



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.

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** Title: **Freehold/Strata**  
 Pend Date:

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

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

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

**Lot**  
 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:  
 District: 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: Str Lots/Cmplx: **41** Str Lots/Bldg:  
 Balc SqFt: Patio SqFt: LCP SqFt:  
 Park SqFt: Park Incl: Park Cmn Sp:  
 Depr Rpt?: **Yes** Plan Type: **Bare Land** Park LCP Spc:  
 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**  
 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

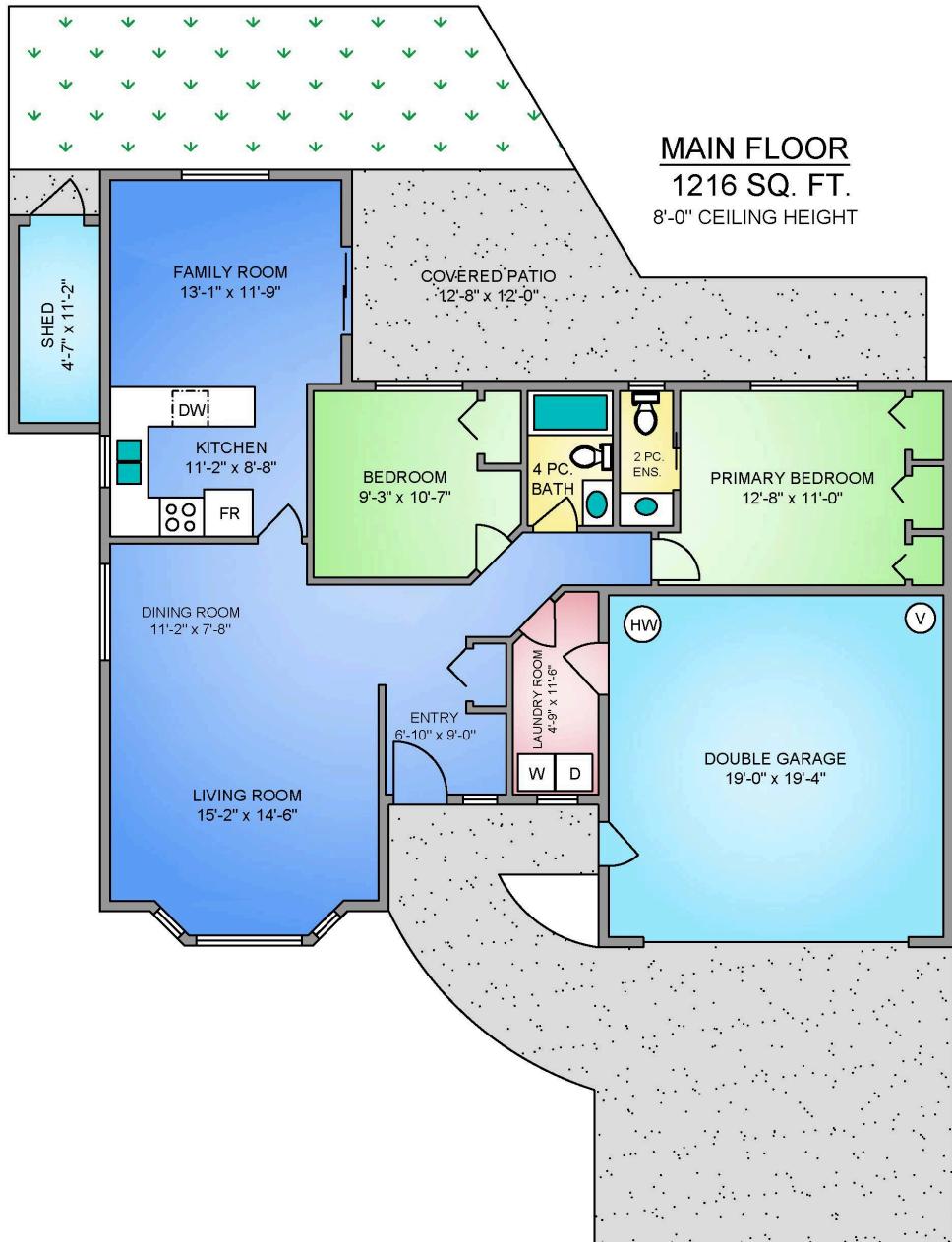
Licensee Name	Phone	Brokerage	Awd Split
List: <b>Dan Johnson*</b>	<b>250-709-4987</b>	<b>Pemberton Holmes Ltd. (Dun)</b>	
CoList: <b>Amara Johnson</b>	<b>778-838-8685</b>	<b>Pemberton Holmes Ltd. (Dun)</b>	
Appt Ph:	Lckbx Loc: <b>Left side - Walk-in gate</b>	Solicitation OK?: <b>No</b>	Brok Fee: <b>3%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

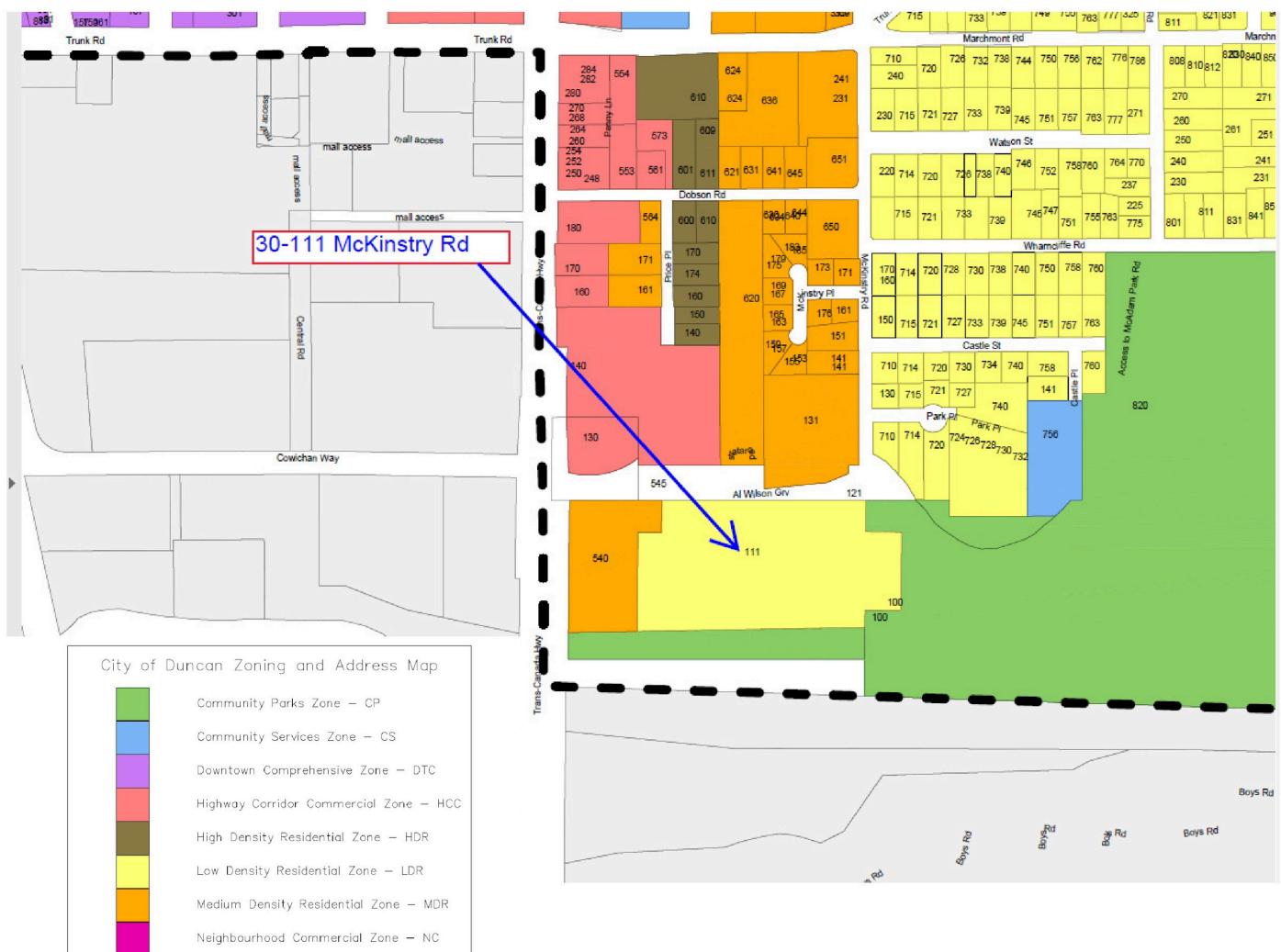
\*Personal Real Estate Corporation



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
TOTAL	1216	1216	395	180



## 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 Density	4 <i>dwelling units</i> per <i>parcel</i>
Maximum Parcel Coverage	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 Height	11 m (3 <i>habitable storeys</i> )
Minimum Parcel Line Setback	Front
	3 m
	Rear
	1.5 m
Side, Exterior	3 m
Minimum Garage Setback	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 <i>storey</i> . 7.5 m for <i>buildings</i> with a <i>detached secondary suite</i> on the second <i>storey</i> .
Minimum Parcel Line Setback	Front	6 m
Minimum Parcel Line Setback	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



**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%	<b>\$523,000</b>
2025	0%	<b>\$494,000</b>
2024	-15%	<b>\$495,000</b>
2023	+9%	<b>\$579,000</b>
2022	+37%	<b>\$529,000</b>

### Property value and City of Duncan jurisdiction change



### Property information

Year built **1990**

Description **1 STY house - Standard**

Bedrooms **2**

Baths **2**

#### Carports

Garages **G**

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

STRATA LOT 30, PLAN VIS1674, SECTION 15, RANGE 7,  
QUAMICHAN 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 OR V, AS APPROPRIATE

PID: 012-236-594

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

May 24, 2024 **\$530,000**

### Manufactured home

Width

Length

Total area

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.



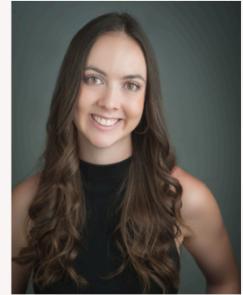
Dan Johnson  
Personal Real Estate Corporation

(250) 709-4987  
[dane@ethosrealestategroup.ca](mailto:dane@ethosrealestategroup.ca)

**ETHOS**  
REAL ESTATE GROUP



[ethosrealestategroup.ca](http://ethosrealestategroup.ca)



Amera Johnson  
REALTOR®

(778) 838-8685  
[amerajohnson@ethosrealestategroup.ca](mailto:amerajohnson@ethosrealestategroup.ca)