

# Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON  
HOLMES*

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## Information Package

For

***675 Pine Ridge Dr, Cobble Hill***



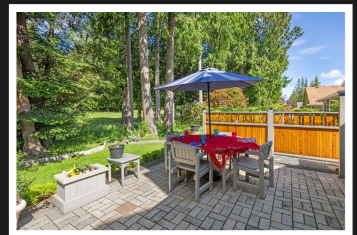
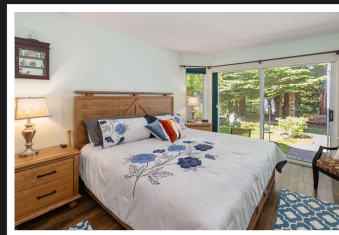
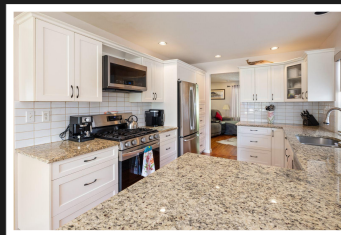
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# RANCHER ON THE 4TH GREEN!



## 675 Pine Ridge Dr

METICULOUS RANCHER backing onto the 4th green in the gated 55+ community of Arbutus Ridge! This home has many great features including a beautifully updated kitchen with granite counters, gas/electric stove, and stainless appliances. The living room is very spacious with a stunning natural gas fireplace, modern light fixtures, and gorgeous oak floors. There is a large, heated sunroom that leads out to the welcoming patio and private backyard - perfect for a quiet summer evening or a bit of entertaining. The primary suite has a generous walk-in closet and 4pc ensuite with walk-in shower and double vanity and large sliding glass doors that also lead out to the backyard - what a great way to wake up!. A second bedroom, 4pc bath, and laundry round out the home as well as natural gas on demand water. Two car garage and lovely landscaping with sprinkler system. View this home today...you won't regret it!



**Priced at**  
**\$825,000**

Area	Cobble Hill	Age	1994
Bedrooms	2	Taxes	3139
Bathrooms	2	Tax Year	2023
Lot Size	4791.6	MLS#	964581
Floor Space	1585	Parking	

**DAN JOHNSON\***

Pemberton Holmes - Duncan

Scan this QR  
Code with your  
smart phone



(250) 746-8123  
wrkn4you@gmail.com  
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Duncan, V9L 2W1

**Dan Johnson**  
 Personal Real Estate Corporation  
 Cell: 250-709-4987  
 wrkn4you@gmail.com  
 Pemberton Holmes Ltd. (Dun)



**675 Pine Ridge Dr Cobble Hill BC V0R 1L1**  
 MLS® No: **964581** **\$825,000** **Active**



METICULOUS RANCHER backing onto the 4th green in the gated 55+ community of Arbutus Ridge! This home has many great features including a beautifully updated kitchen with granite counters, gas/electric stove, and stainless appliances. The living room is very spacious with a stunning natural gas fireplace, modern light fixtures, and gorgeous oak floors. There is a large, heated sunroom that leads out to the welcoming patio and private backyard - perfect for a quiet summer evening or a bit of entertaining. The primary suite has a generous walk-in closet, 4pc ensuite with walk-in shower & double vanity, and large sliding glass doors that lead out to the backyard - what a great way to wake up!. A second bedroom, 4pc bath, and laundry round out the home as well as natural gas on demand water. Two car garage and lovely landscaping with sprinkler system. View this home today...you won't regret it!

Room	Level	Dims/Pieces
Bathroom	Main	4-Piece
Bedroom	Main	10'0x10'0
Bedroom - Primary	Main	12'0x14'7
Dining Room	Main	10'6x12'7
Eating Nook	Main	8'4x12'10
Ensuite	Main	4-Piece
Entrance	Main	7'0x13'0
Kitchen	Main	9'4x12'10
Laundry	Main	5'7x5'9
Living Room	Main	12'1x14'10
Sunroom	Main	14'0x8'5
Walk-in Closet	Main	7'0x6'3

MLS® No: **964581** List Price: **\$825,000**  
 Status: **Active** Orig Price: **\$825,000**  
 Area: **Malahat & Area** Sub Area: **ML Cobble Hill**  
 DOM: **2** Sold Price:  
 Sub Type: **Single Family Detached**  
 Pend Date: Title: **Freehold/Strata**

**Interior**

Beds: **2** Baths: **2** Kitchens: **1** Fireplaces: **1** Storeys:  
 FinSqFt Total: **1,585** UnFin SqFt: **0** SqFt Total: **1,585** Basement: **No** Addl Accom:  
 2pc Ensuities: **0** 3pc Ensuities: **0** 4+pc Ensuities: **1** Beds or Dens: **2** Laundry: **In House**  
 Layout: **Rancher** Appl Incl: **Dishwasher, F/S/W/D, Microwave**  
 Heating: **Baseboard, Electric** Cooling: **None**  
 Intr Ftrs: **Ceiling Fan(s)**

**Exterior/Building**

Built (Est): **1994** Front Faces: **East** Storeys:  
 Construction: **Frame Wood, Insulation: Ceiling,** Foundation: **Slab** Bldg Warranty:  
**Insulation: Walls, Vinyl Siding** Roof: **Asphalt Shingle**  
 Lgl NC Use: Access: **Road: Paved** Bldg Style:  
 Exterior Ftrs: **Balcony/Patio, Garden, Low Maintenance Yard, Sprinkler System**

**Lot**

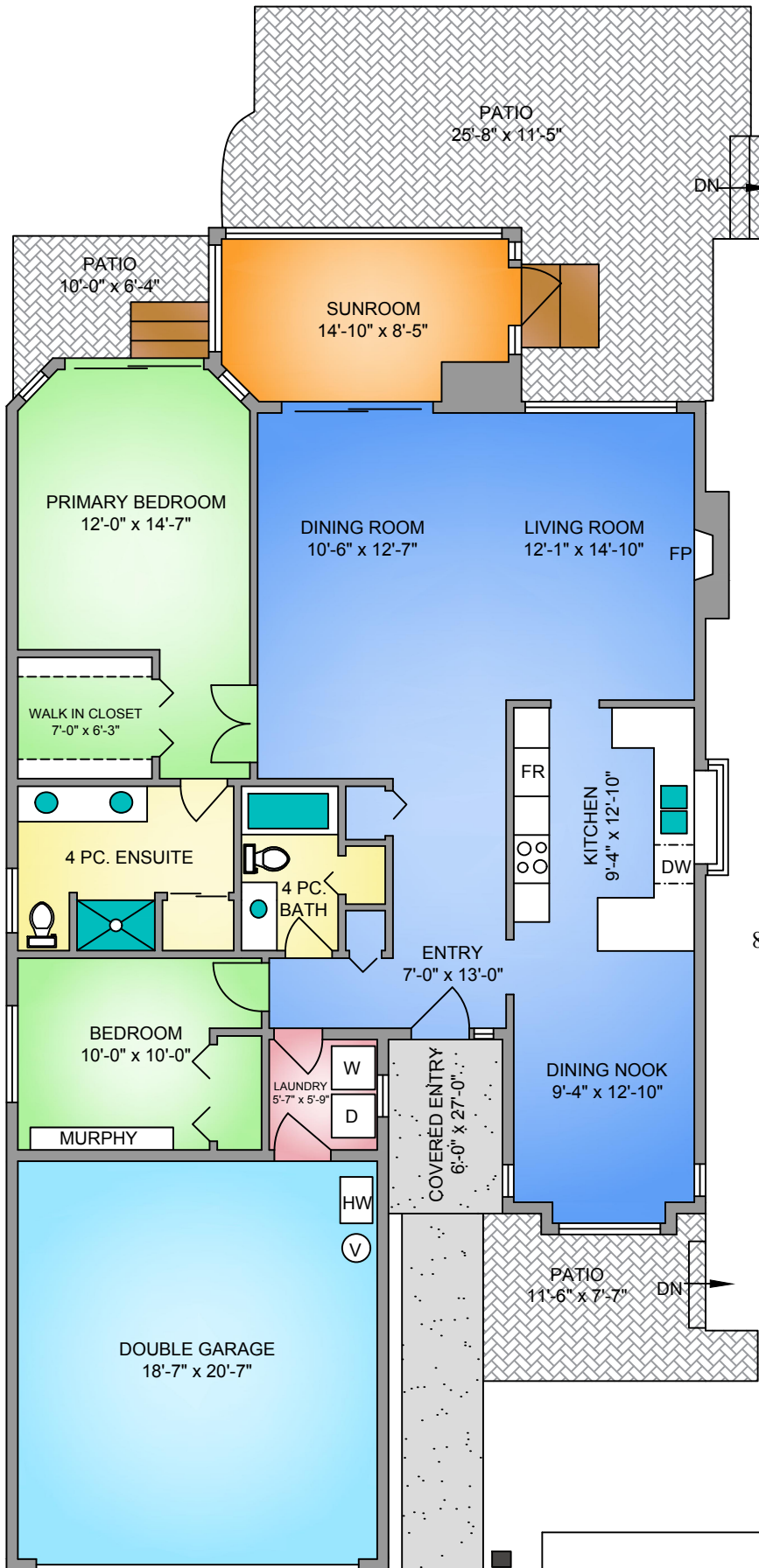
Lot SqFt: **4,792** Lot Acres: **0.11** Dimensions:  
 Park Type: **Driveway,** Park Spcs: **2** View: Waterfront: Water: **Municipal**  
**Garage Double**  
 Carport Spcs: **0** Garage Spcs: **2**  
 Sewer: **Sewer To Lot** Restrictions: Services:  
 Lot Ftrs: **Adult-Oriented Neighbourhood, Gated Community, Landscaped, Level, Marina Nearby, On Golf Course, Park Setting, Quiet Area, Recreation Nearby, Sidewalk**

**Legal/Public Records**

Assessed: **\$677,000** Assess Yr: **2024** Taxes: **\$3,139** Tax Year: **2023**  
 PID: **017-510-813** Roll No: **4365707** Zoning: **CD-1** Zone Desc: **Residential**  
 Plan Number: Lot: Block: District Lot: Land District:  
 Legal Description: **Strata Lot 407, Section 11, Range 10, Shawnigan District, Plan VIS1601 (Phase 12), together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1**

**Strata**

Strata/Pad Fee: **\$482** Strata/Pad Fee Year: **2024** Prop Mgr: **NAI Goddard & Smith** Mgr Phone: **(604) 534-7974**  
 Complex: Bldgs/Cmplx: Str Lots/Cmplx: **646** Str Lots/Bldg:  
 Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:  
 Park SqFt: Park Incl: Park Cmn Sp: Park LCP Spc:  
 Depr Rpt?: **Yes** Plan Type: **Bare Land** Lvl's in Unit: Unit's Level:  
 Subdivision Name: **Arbutus Ridge**  
 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**  
 Assmt Incl: **Garbage Removal, Property Management, Sewer, Water**  
 Shrd Am: **Clubhouse, Common Area, Fitness Centre, Meeting Room, Pool, Recreation Facilities, Secured Entry**

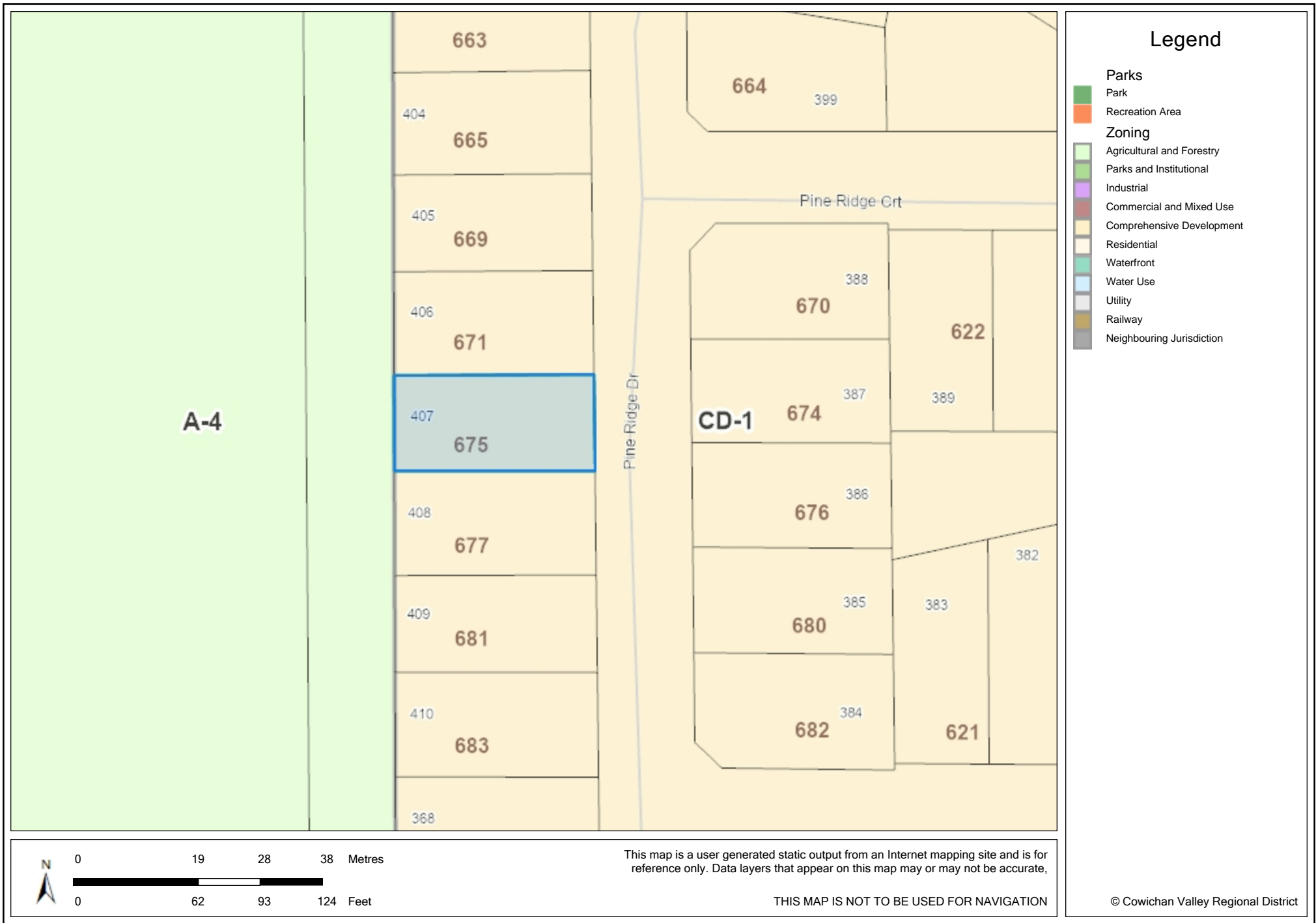


**MAIN FLOOR**  
**1585 SQ. FT.**  
 8'-0" CEILING HEIGHT

**NORTH**



675 PINERIDGE MAY 30, 2024				
PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	GARAGE	DECK / PATIO
MAIN	1585	1585	418	448
<b>TOTAL</b>	<b>1585</b>	<b>1585</b>	<b>418</b>	<b>448</b>



**11.1 CD-1 RURAL COMPREHENSIVE DEVELOPMENT 1 – ARBUTUS RIDGE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the CD-1 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the CD-1 Zone:

- a. Single family dwelling;
- b. Community service facilities, limited to a maximum total land area of 2.5 hectares within the CD-1 Zone;
- c. Private utility/property maintenance yard and non-commercial RV/boat storage area.

**2. Minimum Areas and Contiguity Required for Certain Uses**

In the CD-1 Zone, not less than 2.4 hectares shall be set aside for the permitted use 11.1.1.b, and not less than 0.82 hectares shall be set aside for permitted use 11.1.1.c; and each of uses 11.1.1.b and 11.1.1.c, and not more than one separate contiguous block of land shall be set aside for each.

**3. Parcel Coverage Limit**

The limit to parcel coverage in the CD-1 Zone is 50 percent for buildings and structures.

**4. Building Height**

In the CD-1 Zone, the following height regulations apply:

- a. The height of all residential buildings and structures shall not exceed 7.5 metres, and the height of all community service buildings shall not exceed 10 metres.
- b. Where the elevation of the centerline of a road is above the average elevation of the natural grade of the parcel, the building height as specified in Section 11.1.4(a) may be increased by the vertical distance between the natural grade and the street curb level, to a maximum additional height of 3 metres.

**5. Setbacks**

The following minimum setbacks for buildings and structures apply in the CD-1 Zone:

Type of Parcel Line	Residential Use	Accessory Use
Front parcel line	6 metres	6 metres
Interior side parcel line	2 metres from one side parcel line and 1.4 m from the other	1.5 metres from one side parcel line and 0 m from the other
Exterior side parcel line	4.5 metres	4.5 metres
Exterior side (strata lots only)	3 metres	3 metres
Rear parcel line	4.5 metres	4.5 metres

## **6. Minimum Parcel Size**

The minimum parcel size in the CD-1 Zone is 900 m<sup>2</sup> for residential uses.

## **7. Residential Density**

Notwithstanding the minimum parcel size in Section 11.1.6 above, the total number of single family residential parcels and single family dwelling units in the entire CD-1 Zone shall not be greater than 646.

## 675 PINERIDGE DR COBBLE HILL VOR 1L1

Area-Jurisdiction-Roll: 04-765-04365.707



04-765-04365707 11/24/2015

**Total value \$677,000**

2024 assessment as of July 1, 2023

Land	\$298,000
Buildings	\$379,000
Previous year value	\$747,000
Land	\$326,000
Buildings	\$421,000

### Property information

Year built	1994
Description	1 STY house - Standard
Bedrooms	2
Baths	2
Carports	
Garages	G
Land size	4888 Sq Ft
First floor area	1,441
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 407, PLAN VIS1601, SECTION 11, RANGE 10, SHAWNIGAN LAND DISTRICT, (PHASE 12), TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1  
PID: 017-510-813

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

No sales history for the last 3 full calendar years

### Manufactured home

Width  
Length  
Total area

## Register with BC Assessment



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