

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*
· ESTABLISHED 1887 ·

Information Package For ***1380 Maple Bay 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.

PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

CHARMING CHARACTER HOME!



1380 Maple Bay Rd

Character home lovingly owned and cared for by the same family for over 50 years! Updated main floor with a large kitchen featuring solid wood cabinetry and lots of counter space. The living room features a big bay window and a wood burning fireplace. The dining room is spacious & bright and has a cozy wood stove. There is also a large, private back deck through the sliders and on the main level are 2 good-sized bedrooms. Upstairs you'll find a large bedroom with a 2pc ensuite. A full under-height basement provides plenty of storage space along with an additional 3pc bath, large windows and a cozy wood stove and 2 more rooms that were always used as bedrooms. Add an extra large dbl garage and 1.18 acres of treed property near Maple Bay marina and you've got it all. This property is lovely and should be viewed to be fully appreciated. Call your agent today to view!



Priced at
\$858,000

Area	East Duncan
Bedrooms	3
Bathrooms	3
Lot Size	51400.8
Floor Space	1574

Age	1945
Taxes	4666
Tax Year	2022
MLS#	917642
Parking	

DAN JOHNSON*

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



(250) 746-8123
wrkn4you@gmail.com
www.DuncanBCRealEstate.ca

23 Queens Road
Duncan, V9L 2W1



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



1380 Maple Bay Rd
Du East Duncan ~ V9L 5R5

Interior Details

Layout: Main Level Entry with Lower Level(s)

Bedrms: 3 **Kitchens:** 1
Baths Tot: 3 **Fireplaces:** 3
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 1,574
Bth 4Pce: 1 **Unfin SqFt:** 972
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 1 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** 6' 2" / Full, Not Full Height, Unfinished
Ens 4+Pce: 0 **FP Feat:** Wood Burning, Wood Stove

App Incl: Dishwasher, F/S/W/D

Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Bathroom	Main	4-Piece
Bedroom	Main	8'9x10'0
Bedroom - Primary	Main	11'1x12'2
Dining Room	Main	15'9x11'9
Entrance	Main	4'4x13'3
Kitchen	Main	12'7x16'9
Living Room	Main	21'7x13'0
Bedroom	Second	11'0x13'0
Ensuite	Second	2-Piece
Loft	Second	20'0x8'6
Hobby Rm (Unfin)	Lower	12'9x16'3
Laundry (Unfin)	Lower	18'0x23'0
Unfinished Room (Unfin)	Lower	11'0x8'4

Listing Summary

MLS®: 917642 **List Price:** \$858,000
Status: Active **Orig Price:** \$858,000
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$4,666 **Strata Fee:**
2022 Asmt: \$785,000 **Title:** Freehold

Remarks

Character home lovingly owned and cared for by the same family for over 50 years! Updated main floor with a large kitchen featuring solid wood cabinetry and lots of counter space. The living room features a big bay window and a wood burning fireplace. The dining room is spacious & bright and has a cozy wood stove. There is also a large, private back deck through the sliders and on the main level are 2 good-sized bedrooms. Upstairs you'll find a large bedroom with a 2pc ensuite. A full under-height basement provides plenty of storage space along with an additional 3pc bath, large windows and a cozy wood stove and 2 more rooms that were always used as bedrooms. Add an extra large dbl garage and 1.18 acres of treed property near Maple Bay marina and you've got it all. This property is lovely and should be viewed to be fully appreciated. Call your agent today to view!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,265	309	0	0
Beds	0	2	1	0	0
Baths	1	1	1	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1945 **Lgl NC Use:**

Oth Equ:

Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco

Ext Feat: Balcony/Deck, Low Maintenance Yard

Frnt Faces: NW **Bldg Style:**
Bldg Warr:
EnerGuide Rtg/Dt:

Cool: Air Conditioning
Heat: Baseboard, Electric, Heat Pump
Roof: Asphalt Shingle
Fndn: Block, Poured Concrete
Accss:

Lot/Strata Information

Lot Size: 51,401sqft / 1.18ac

Dims (w/d):

Waterfront:

Prk Type: Driveway, Garage Double, RV Access/Parking

Water: Municipal **Waste:** Septic System

Lot Feat: Acreage, Easy Access, Family-Oriented Neighbourhood, Marina Nearby, Near Golf Course, Private, Quiet Area, Recreation Near

Complex: **Prk Tota** 4

SqFt Balc: **StrLots/Cplx** **Prk Cm Prp:** **Rent Alld?:**

SqFt Prk: **Bldgs/Cplx:** **Prk LCP:** **Yng Ag Alld?:**

SqFt Pat: **Suites/Bldg:** **Prk Str Lot:** **Pets Alld?:**

SqFt Strg: **Floors/Bldg:** **Str Lot Incl:** **BBQs Alld?:**

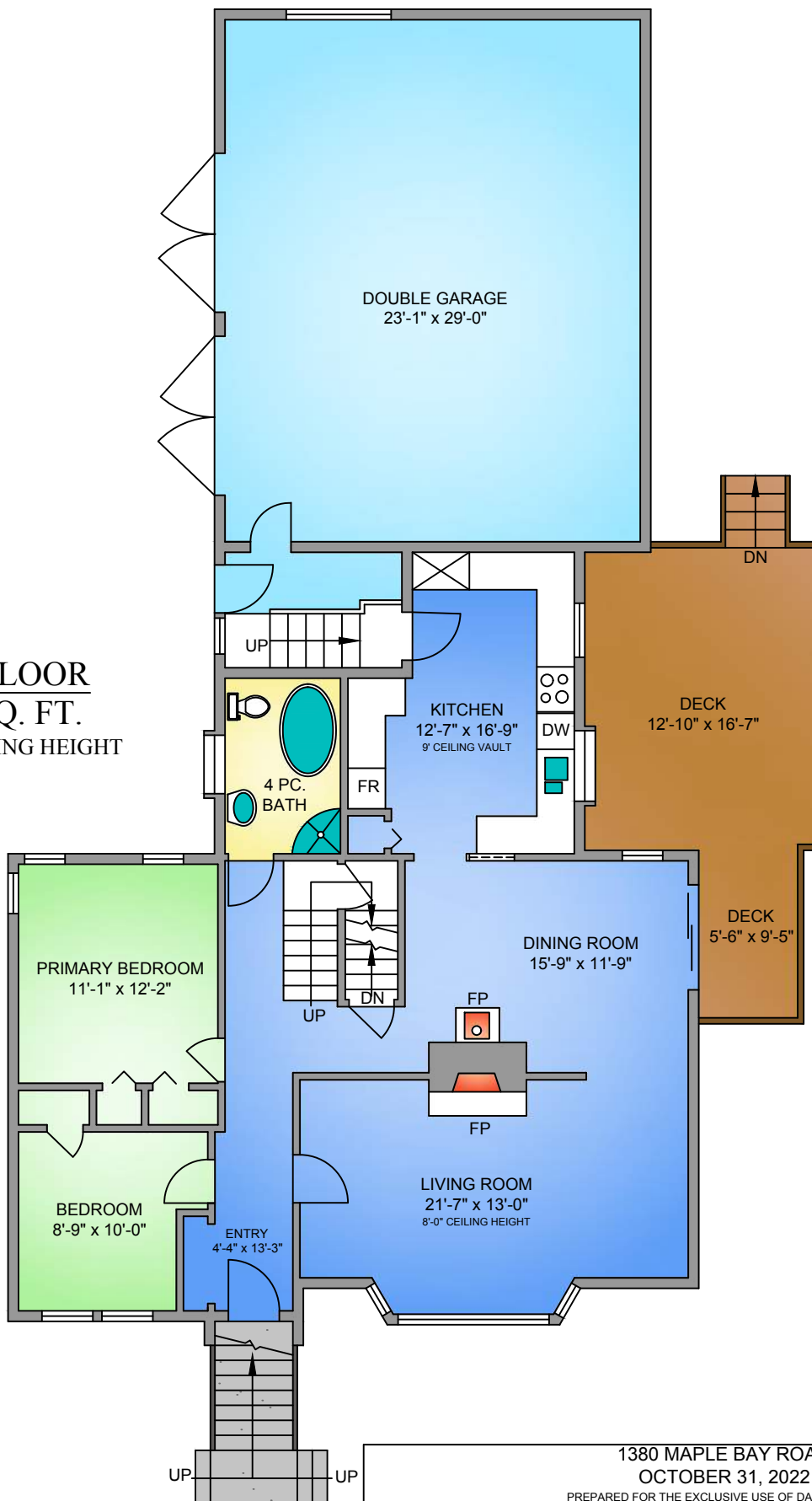
Gnd/Top?: **Lvls/Suite:**

Shrd Am:

Unit Incl:



MAIN FLOOR
1265 SQ. FT.
 8'-0"-9'-0" CEILING HEIGHT

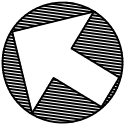


NORTH



1380 MAPLE BAY ROAD					
OCTOBER 31, 2022					
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	UNFINISHED	GARAGE	DECK / PATIO
MAIN	1337	1265	72	720	263
UPPER	309	309	-	-	-
LOWER	900	-	900	-	-
TOTAL	2546	1574	972	720	263

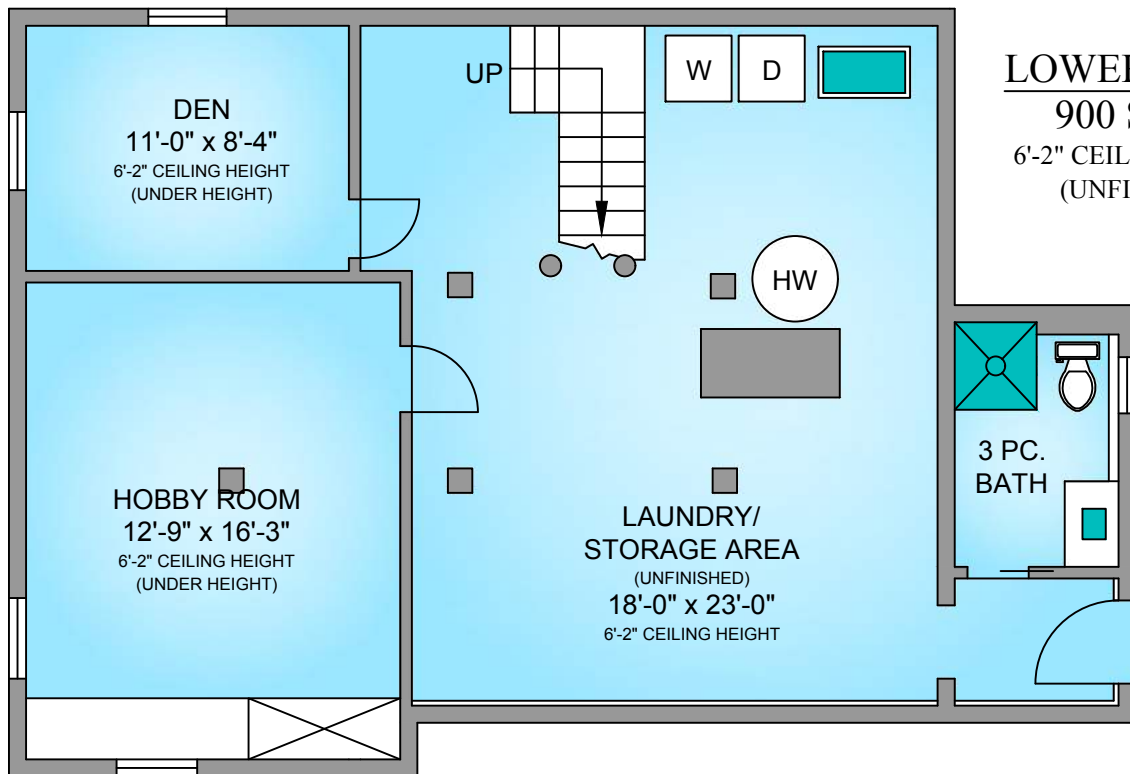
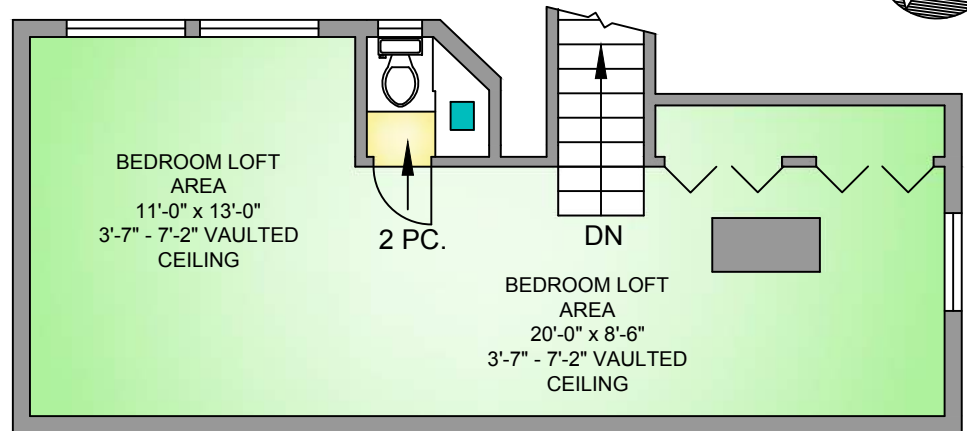
NORTH



UPPER FLOOR

309 SQ. FT.

3'-7" - 7'-2" VAULTED CEILING



LOWER FLOOR

900 SQ. FT.

6'-2" CEILING HEIGHT
(UNFINISHED)

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Identify

Results

Results found: 4

Clear

House 1: 1380

House 1:

Street Name: MAPLE BAY RD

PID: 018-123-554

Folio: 08692-005

Lot: A

Plan: VIP55921

Non-Legal Description: L A PL VIP55921

Approx. m2: 4,773.89

Approx Acre: 1.18

Approx Hectare: 0.48

Section: 4

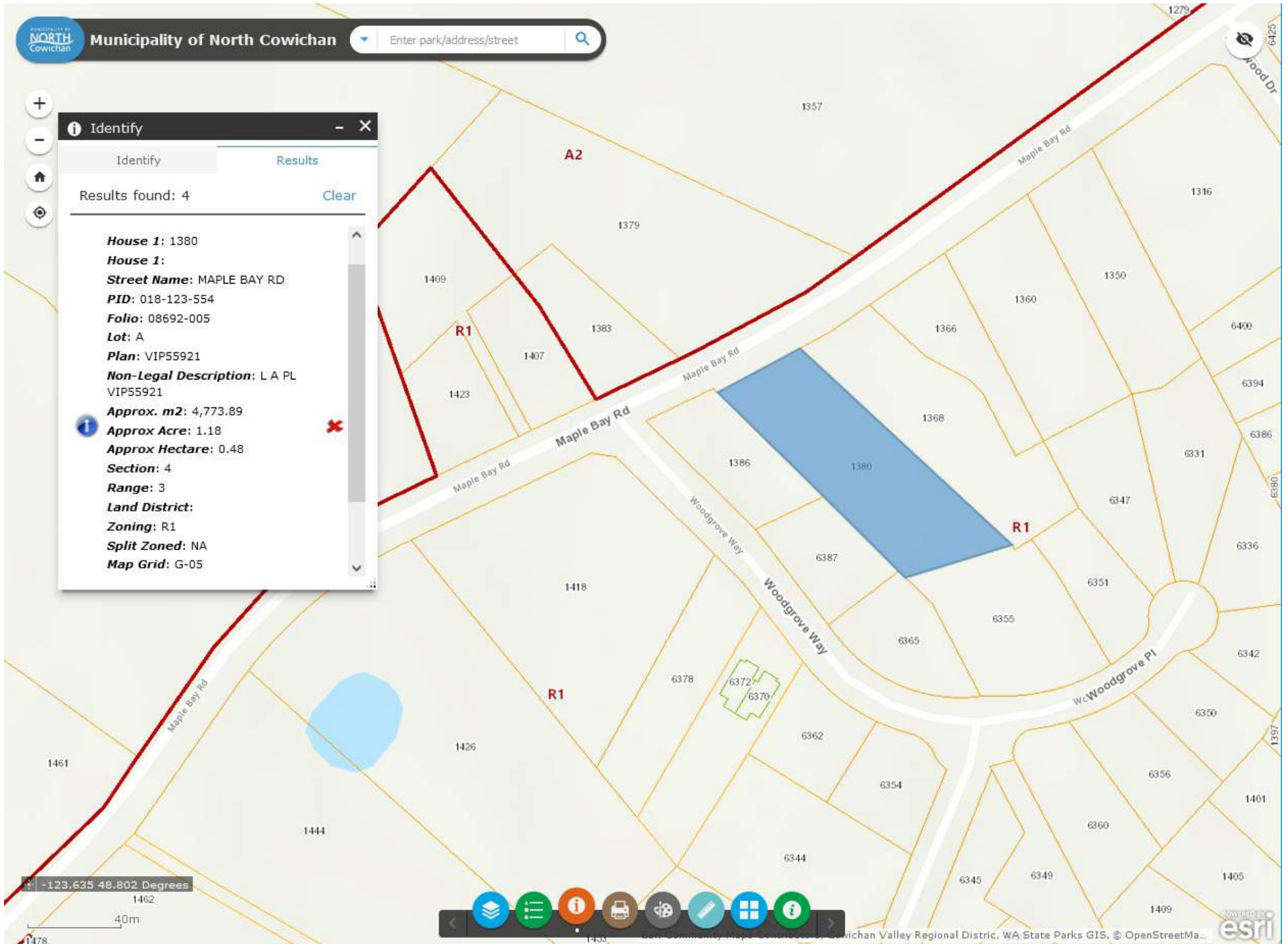
Range: 3

Land District:

Zoning: R1

Split Zoned: NA

Map Grid: G-05



Residential Rural Zone (R1)

Permitted Uses

- 56 (1) The permitted uses for the R1 zone are as follows:
- Agriculture
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Home-based Business
 - Modular Home
 - Single-Family Dwelling
 - Supportive Housing
 - Temporary Trailer (subject to "Temporary Trailer Permit Bylaw 1976", No. 1685)
 - Two-Family Dwelling [BL3302, BL3367]

Minimum Lot Size

- (2) The minimum permitted lot size for the R1 zone is 1,675 m² (18,029 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage for the R1 zone is 30.0 m (98.43').

Density

- (4) The maximum permitted density for the R1 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
 - (b) Despite the foregoing, the placement of a temporary trailer may also be permitted on lots larger than 0.81 ha (two acres) subject to "Temporary Trailer Permit Bylaw 1976", No. 1685.
 - (c) The maximum permitted floor space ratio for the R1 zone is 0.5:1. [BL3383]
 - (d) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 9272 Cottonwood Road (PID: 006-038-000). [BL3642]
 - (e) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 1217 Barnes Road (PID: 003-134-814). [BL3666]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the R1 zone is 30% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R1 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 3.0 m (9.84')
- (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 R1 zone are as follows:
 - (a) Principal Buildings, 9.0 m (29.53')
 - (b) Accessory Buildings, 5.0 m (16.40')

Conditions of Use

- (8) The conditions of use for the R1 zone are as follows:
 - (a) No fences over 1.2 m (4.00') in height are permitted in the required yards, front.
 - (b) No fences over 2.0 m (6.56') in height are permitted in the required yards, side or rear.
 - (c) In no situation shall a fence be greater than 2.0 m (6.56') in height.
 - (d) Bed and breakfast uses may have no more than six sleeping units.
 - (e) Agriculture use shall be subject to "Animal Control Bylaw, 1995", No. 2856.
 - (f) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that the number of residents does not exceed ten, including resident staff,
 - (ii) the use is within a single-family dwelling unit only,
 - (iii) valid health permits for septic systems or on-site wastewater treatment systems are obtained, where no municipal sewer is available. [BL3302]
 - (g) Limited farm sale of agricultural products may be sold directly to the public provided that:
 - (i) a minimum of 50% of the agricultural products offered for sale are produced on the land;
 - (ii) the covered retail sales area does not exceed 100 m² (1076.4 sq. ft.); and
 - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
 - (h) [Repealed. BL3367]

1380 MAPLE BAY RD DUNCAN V9L 5R5

Area-Jurisdiction-Roll: 04-315-08692.005



04-315-08692005 11/01/2015

Total value \$785,000

2022 assessment as of July 1, 2021

Land	\$557,000
Buildings	\$228,000

Previous year value	\$545,000
Land	\$378,000
Buildings	\$167,000

Property information

Year built	1945
Description	1.5 STY house - Standard
Bedrooms	5
Baths	1

Carports

Garages	G
Land size	1.18 Acres

First floor area	1,164
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Second floor area	384
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Basement finish area	1,000
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Strata area**Building storeys****Gross leasable area****Net leasable area****No. of apartment units****Legal description and parcel ID**

Lot A Plan VIP55921 Section 4 Range 3 Land District 63

PID: 018-123-554

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**

Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

PROPERTY INFORMATION

General Property Information

Civic Address: 1380 MAPLE BAY RD
Folio: 08692-005
LTO Number: CA7539649
PID: 018-123-554
MHR Number:
Status: Active
Property No: 107388
Legal: LOT A SECTION 4 RANGE 3 COMIAKEN PLAN VIP55921

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0091	1 1/2 STY SFD-AFTER 1930-STD
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	MAPLE BAY	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	RED B	RED B SCHEDULE
ZONING	R1	RESIDENTIAL RURAL ZONE

Property Tax Levies and Assessments Summary

Year Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2022 May 05, 2022	Reg	4,666.42	1	557,000	228,000	785,000	785,000
2021 May 19, 2021	Reg	4,189.25	1	378,000	167,000	545,000	545,000
2020 May 25, 2020	Reg	4,020.35	1	364,000	135,000	499,000	499,000

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.

FOLIO No.

LEGAL DESCRIPTION

LOT BLK RGE SEC PLAN DIST.

A-3455921COM

THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

ADDRESS

1380 MARLE BAY RD

MUNICIPAL SERVICES			RECORD			
METER SERIAL No.	WATER	SEWER	DRAIN	CULVERT	GAS	HYDRO/TEL
INSTALLATION DATE						
SIZE OF SERVICE						
TYPE OF PIPE						
CONNECTION LENGTH						
METER SIZE AND TYPE						
DEPTH AT P.L.						
DEPTH OF MAIN						
LOCATION AT P.L.	6.3M RT OF LT R/W					
LOCATION AT MAIN						
REVISION / DATE						
COMMENTS						

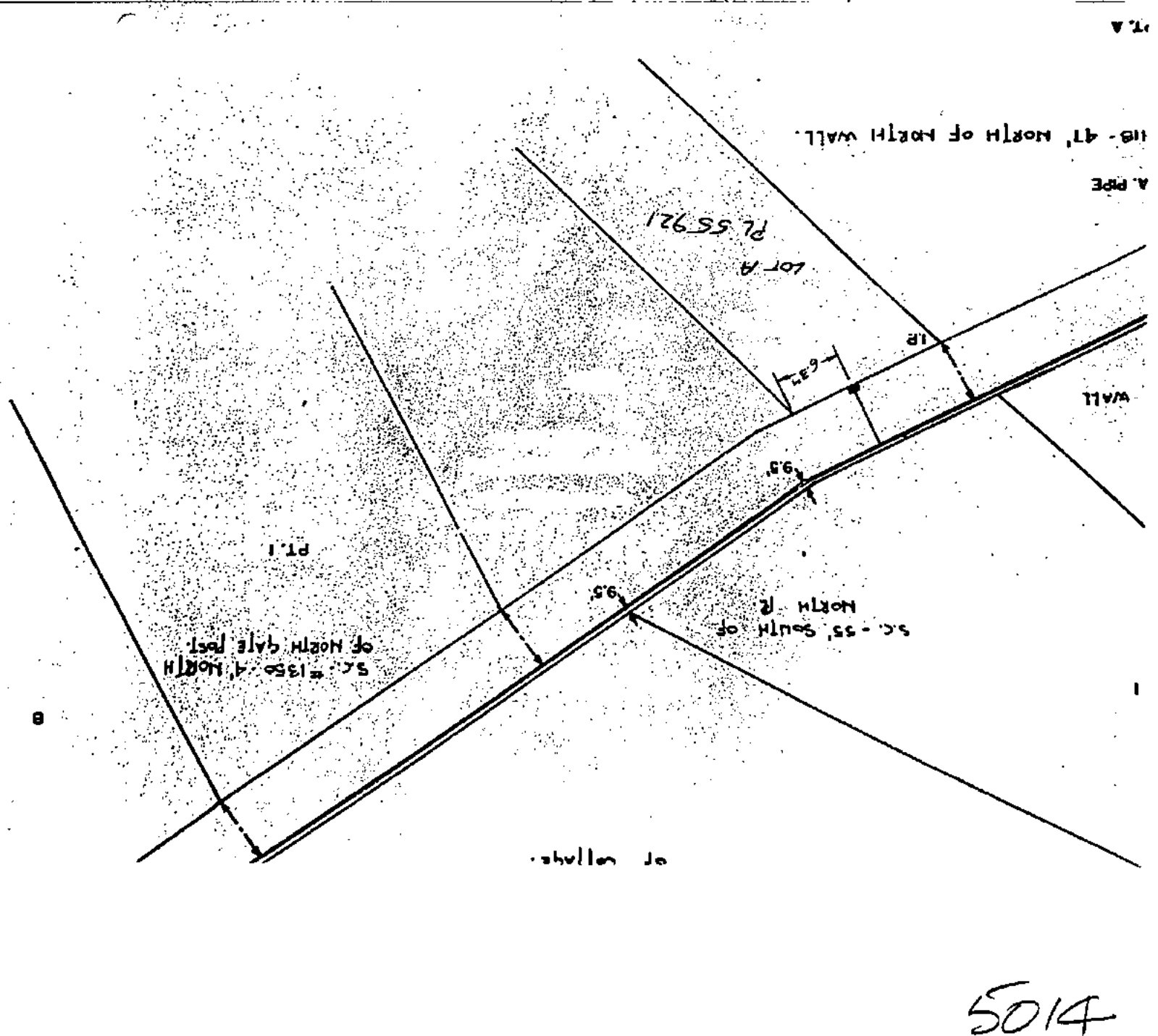
28 APR 93

SEE REVERSE FOR SKETCH

COLOR CODE — W-BLUE, S-RED, D-GREEN

PRIOR TO EXCAVATING CONTACT GAS, HYDRO, TELEPHONE AND CABLE TO CONFIRM LOCATIONS.

THE MUNICIPALITY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED ON THIS SERVICE RECORD.



5014



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