

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

6249 Lane Rd, Duncan

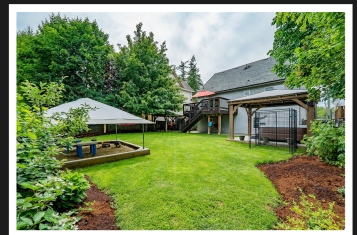
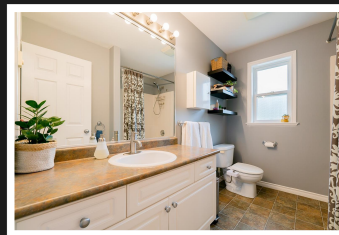
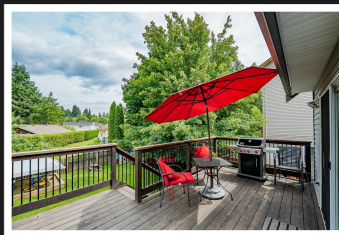
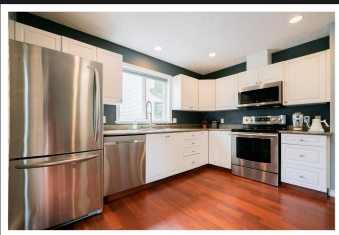


The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.

PEMBERTON
HOLMES

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AMAZING FAMILY HOME!



6249 Lane Rd

Amazing family home in a fantastic central location! With 4 bedrooms and a den (could be 5th bedroom) on 3 levels, this spacious home has all the room you need. Aesthetically pleasing straight from the curb appeal to the gorgeous flooring, cozy living spaces, and beautiful yard, this home has been lovingly cared for and it shows. The main floor boasts a comfortable living room and large eat in kitchen leading to the fantastic and solid deck, 2 generous bedrooms and the 4pc main bath. Up you find the generous primary bedroom with a 4pc ensuite and a second large bedroom with bonus storage space. On the lower floor is a large family room, extra flex space (for a games room perhaps?), a den which could be a 5th bedroom, a 3pc bath and the laundry. The outdoor space is awesome with a covered patio for entertaining, a covered hot tub, and lots of garden and green space...there's even a sand box for the kids! There is lots of parking too. Call today before this home is sold!



Priced at
\$825,000

Area	West Duncan	Age	2001
Bedrooms	4	Taxes	4578
Bathrooms	3	Tax Year	2022
Lot Size	6098.4	MLS#	935139
Floor Space	2499	Parking	

DAN JOHNSON*

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



(250) 746-8123
wrkn4you@gmail.com
ww.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)



6249 Lane Rd Duncan BC V9L 4E2
 MLS® No: **935139** **\$825,000** **Active**



Amazing family home in a fantastic central location! With 4 bedrooms and a den (could be 5th bedroom) on 3 levels, this spacious home has all the room you need. Aesthetically pleasing straight from the curb appeal to the gorgeous flooring, cozy living spaces, and beautiful yard, this home has been lovingly cared for and it shows. The main floor boasts a comfortable living room and large eat in kitchen leading to the fantastic and solid deck, 2 generous bedrooms and the 4pc main bath. Up you find the generous primary bedroom with a 4pc ensuite and a second large bedroom with bonus storage space. On the lower floor is a large family room, extra flex space (for a games room perhaps?), a den which could be a 5th bedroom, a 3pc bath and the laundry. The outdoor space is awesome with a covered patio for entertaining, a covered hot tub, and lots of garden and green space...there's even a sand box for the kids! There is lots of parking too. Call today before this home is sold!

Room	Level	Dims/Pieces
Bathroom	Lower	3-Piece
Bonus Room	Lower	17'5x15'2
Den	Lower	10'3x11'3
Family Room	Lower	17'2x12'2
Laundry (Unfin)	Lower	5'0x8'6
Bathroom	Main	4-Piece
Bedroom	Main	11'2x10'6
Bedroom	Main	10'0x11'0
Eating Nook	Main	6'10x9'4
Kitchen	Main	8'0x12'4
Living Room	Main	17'5x12'3
Bedroom	Second	11'2x15'10
Bedroom - Primary	Second	12'9x15'6
Ensuite	Second	4-Piece

MLS® No: **935139** List Price: **\$825,000**
 Status: **Active** Orig Price: **\$825,000**
 Area: **Duncan** Sub Area: **Du West**
Duncan
 DOM: **1** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

Interior

Beds: **4** Baths: **3** Kitchens: **1** Fireplaces: **0** Storeys:
 FinSqFt Total: **2,499** UnFin SqFt: **43** SqFt Total: **2,542** Basement: **Yes** Addl Accom: **Potential**
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **1** Beds or Dens: **5** Laundry: **In House**
 Layout: **Main Level Entry with Lower/Upper Lvl(s)**
 Heating: **Baseboard, Electric** Appl Incl: **Dishwasher, F/S/W/D**
 Intr Ftrs: Cooling: **None**

Exterior/Building

Built (Est): **2001** Front Faces: **West** Storeys:
 Construction: **Frame Wood, Insulation: Ceiling,** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
Insulation: Walls
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony/Deck**

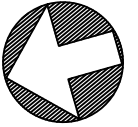
Lot

Lot SqFt: **6,098** Lot Acres: **0.14** Dimensions:
 Park Type: **Driveway** Park Spcs: **2** View:
 Carport Spcs: **0** Garage Spcs: **0** Waterfront:
 Sewer: **Sewer Connected** Restrictions: Services:
 Lot Ftrs: **Central Location, Easy Access, Family-Oriented Neighbourhood, Landscaped, Recreation Nearby, Shopping Nearby** Water: **Municipal**

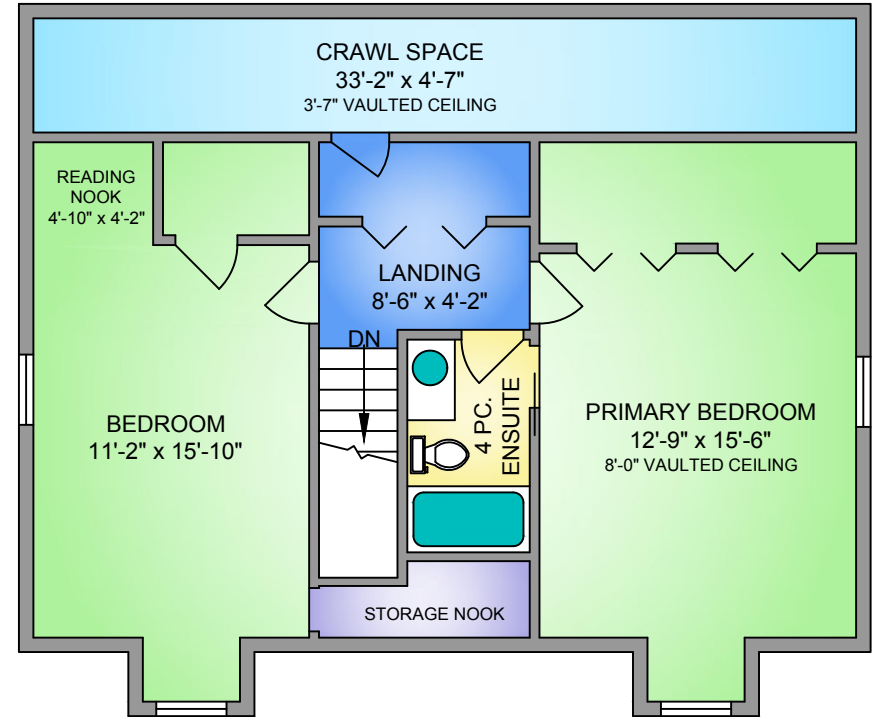
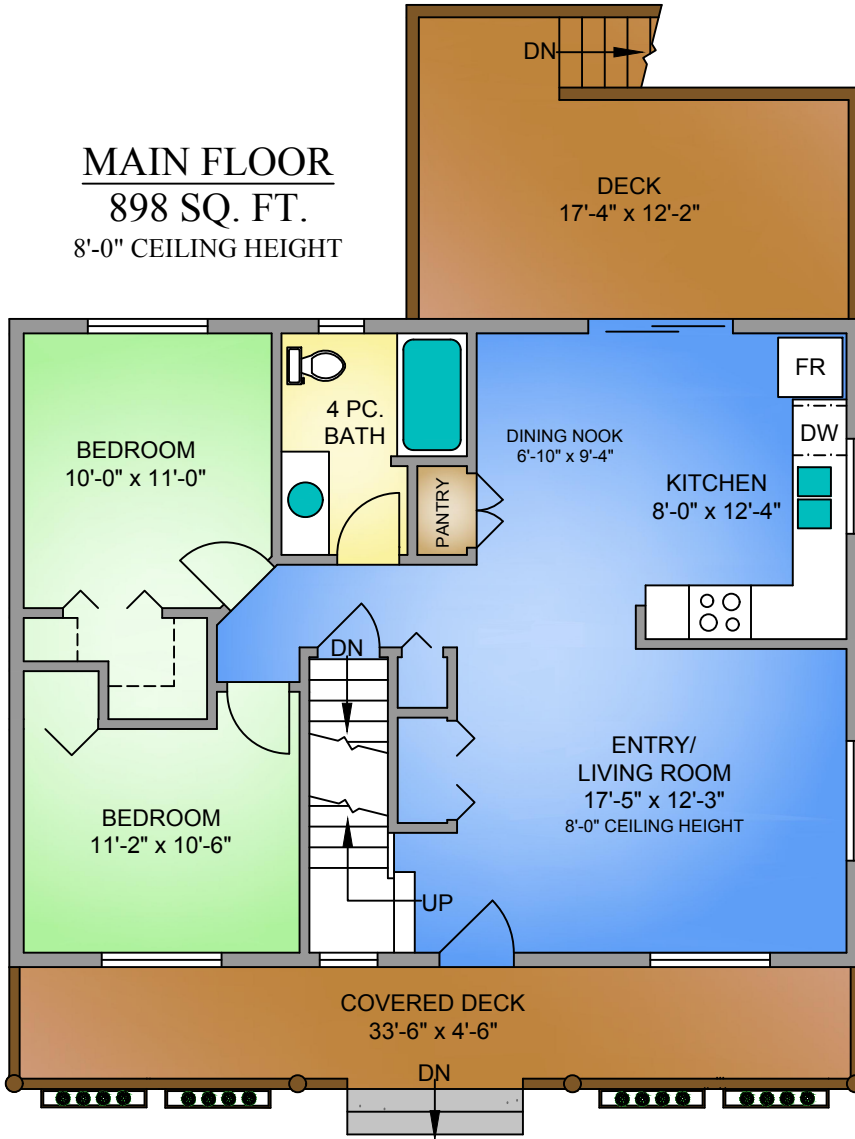
Legal/Public Records

Assessed: **\$720,000** Assess Yr: **2023** Taxes: **\$4,578** Tax Year: **2022**
 PID: **025-082-043** Roll No: **5325019** Zoning: **R3** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **Lot 9, Section 2, Range 5, Somenos Land District, Plan VIP72497**

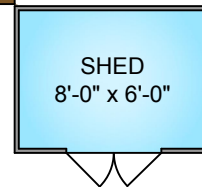
NORTH



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



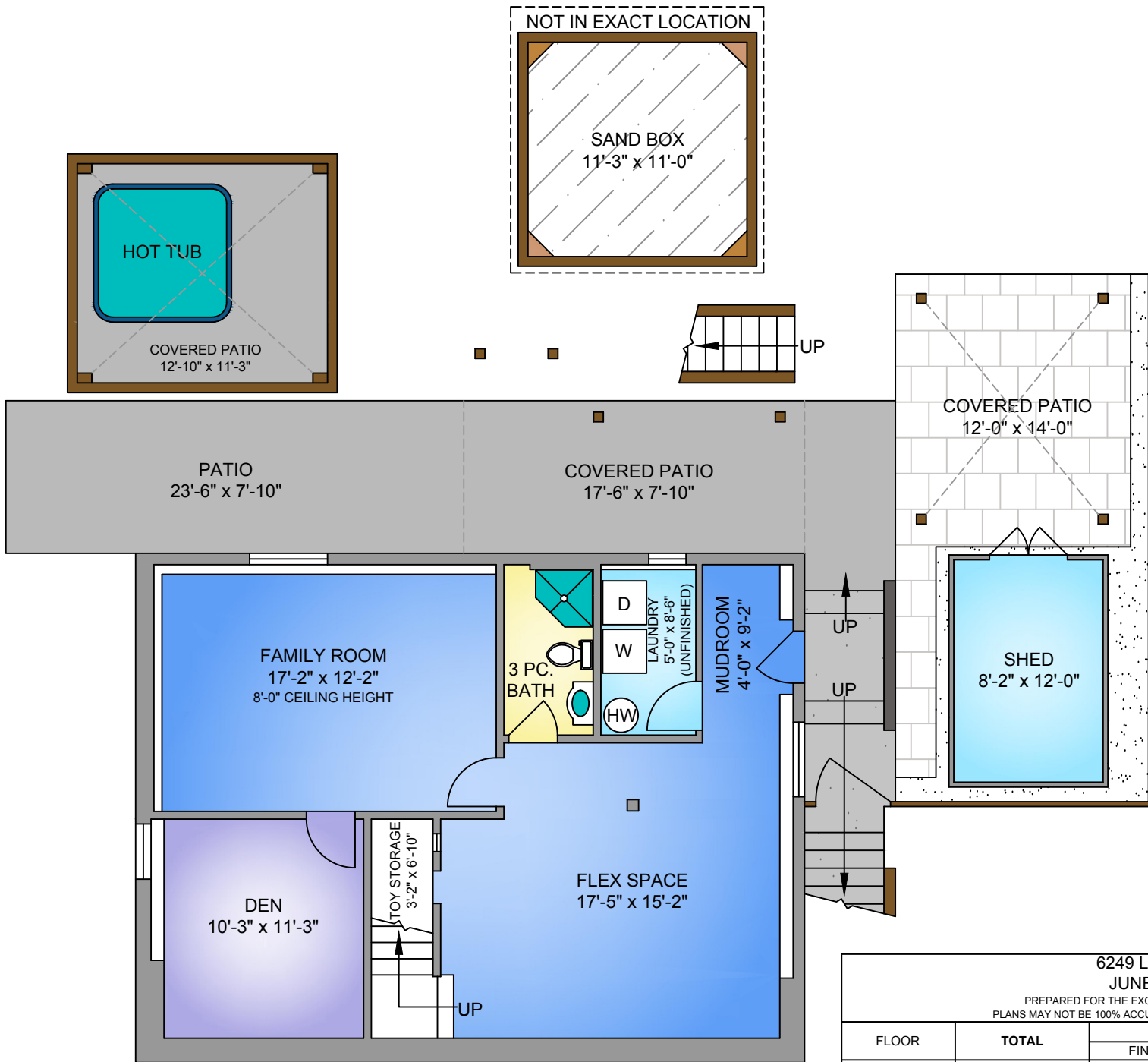
UPPER FLOOR
746 SQ. FT.
8'-0" VAULTED CEILING



6249 LANE ROAD
JUNE 16, 2023
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	DECK / PATIO
MAIN	898	898	-	323
UPPER	746	746	-	-
LOWER	898	855	43	673
TOTAL	2542	2499	43	996

NORTH



LOWER FLOOR
855 SQ. FT.
 43 SQ. FT. (UNFINISHED)
 8'-0" CEILING HEIGHT

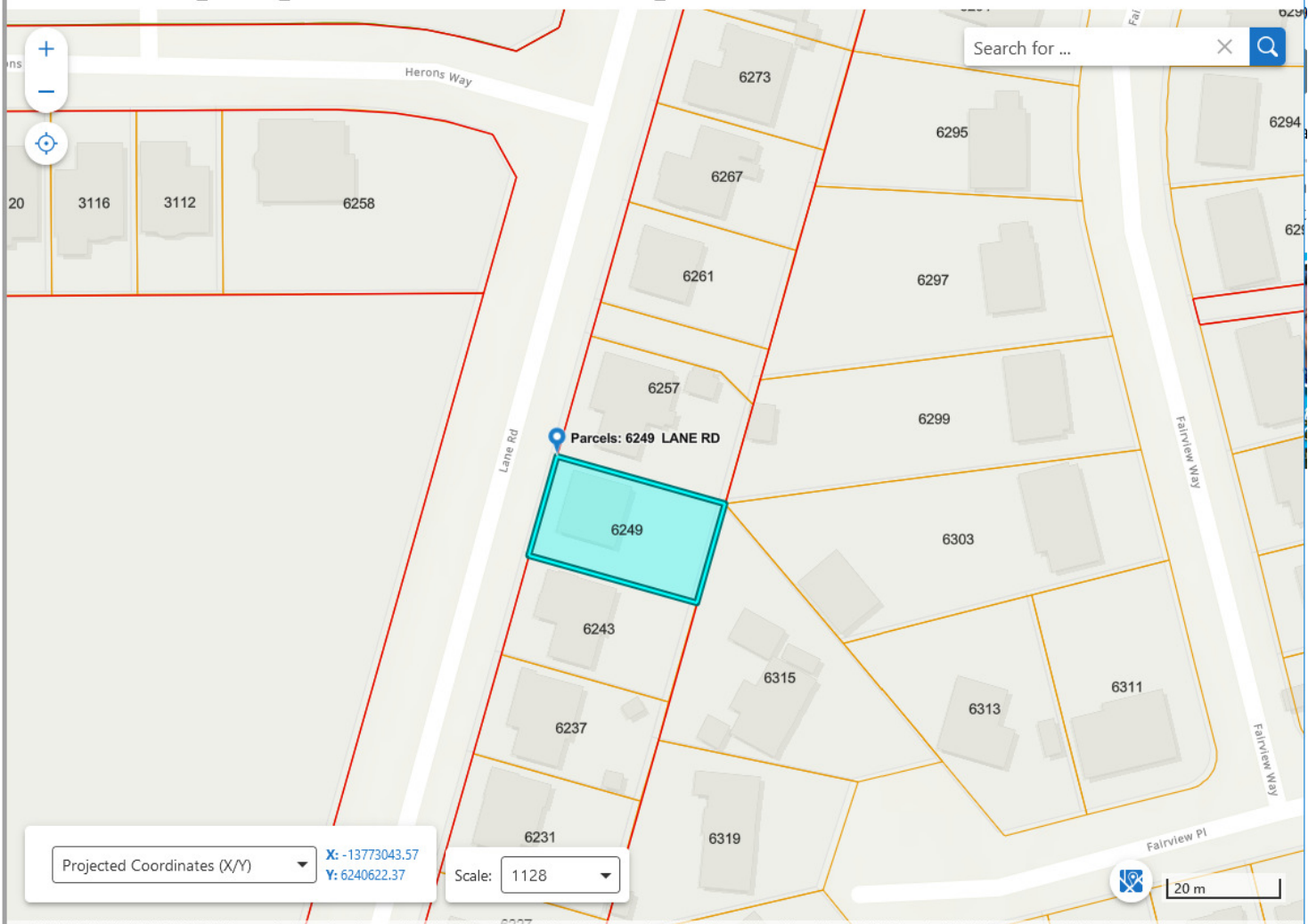
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MAIN	898	898	-	323
UPPER	746	746	-	-
LOWER	898	855	43	673
TOTAL	2542	2499	43	996

Search for ...

Parcels: 6249 LANE RD

House 1: 6249
House 2:
Street Name: LANE RD
Approx. m2:
Approx. Acre: 0.135346
Approx. Hectare: 0.054774
PID: 025-082-043
Folio: 05325-019
Lot: 9
Plan: VIP72497
Non-Legal Descript: L 9 PL VIP72497
Section: 2
Range: 5
Land District: Somenos
Zoning: R3
Split Zoned: NA
Accuracy:
Method:
GIS Link ID: 00446
Comments:
[Cadastral PDF Grid Map](#)
[Zoning Bylaw PDF](#)
[Property Report](#)



Projected Coordinates (X/Y) X: -13773043.57 Y: 6240622.37

Scale: 1128

20 m

Residential One and Two-Family Zone (R3)

Permitted Uses

- 58 (1) The permitted uses for the R3 zone are as follows:
- Agriculture
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Home-based Business
 - Secondary Suite
 - Single-Family Dwelling
 - Supportive Housing
 - Two-Family Dwelling [BL3302]

Minimum Lot Size

- (2) A lot in the R3 zone must meet the minimum area requirements for the purposes of subdivision and use of the lot for permitted uses as follows:
- (a) Single-family dwelling, 450 m² (4,844 sq. ft.)
 - (b) Single-family dwelling with a secondary suite, 450 m² (4,844 sq. ft.)
 - (c) Two-family dwelling, 700 m² (7,535 sq. ft.) [BL3647, BL3674]
- (2.1) Despite section 58 (2) (b), a single-family dwelling with a secondary suite is permitted on 3133 Cook Street (Parcel Identifier: 027-873-200) with a lot area of 510 m² (5,490 sq. ft.). [BL3663]
- (2.2) Despite section 58 (2) (c), a two-family dwelling is permitted on Lot 15 of Plan 5756, on Sayward Road (PID: 001-503-120) with a lot area of 669 m² (7,201 sq. ft.). [BL3684]

Minimum Frontage

- (3) The minimum permitted frontage in the R3 zone is as follows:
- (a) Single-family dwelling, 15 m (49.21'),
 - (b) Single-family dwelling with a secondary suite, 15 m (49.21'),
 - (c) Two-family dwelling, 23.0 m (75.46'). [BL3083, BL3674]

Density

- (4) The maximum permitted density for the R3 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
 - (b) The maximum permitted floor space ratio is 0.5:1.
 - (c) The number of residential units per building shall not exceed two. For strata buildings/lots, each strata unit constitutes one residential unit.
 - (d) [Repealed, BL3754]
 - (e) Despite the foregoing, a maximum of 2 residential buildings, with a total combined maximum of 2 residential dwelling units, is permitted on 3340 Cowichan Lake Road (PID: 001-375-482). [BL3668]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the R3 zone is as follows:
- (a) 30% of the lot area for lots of 650 m² (7,000 sq. ft.) or larger; and
 - (b) 35% of the lot area for lots less than 650 m² (7,000 sq. ft.).

Minimum Setbacks

- (6) The minimum permitted setbacks for the R3 zone are as follows:
 - (a) Principal Buildings
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side, 2.0 m (6.56')
 - Yard, Side when adjacent to a lane or street, 3.0 (9.8')
 - Yard, Rear, 7.5 m (24.6') [BL3323]
 - (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side, 1.0 m (3.28')
 - Yard, Rear, 1.5 m (4.92') [BL3323]

- (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 R3 zone are as follows:
 - (a) Principal Building, 9.0 m (29.53')
 - (b) Accessory Building, 5.0 m (16.40')

Conditions of Use

- (8) The conditions of use for the R3 zone are as follows:
 - (a) [Repealed. BL3891]
 - (b) [Repealed. BL3891]
 - (c) [Repealed. BL3891]
 - (d) Bed and breakfast uses may have no more than three sleeping units.
 - (e) Bed and breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use.
 - (f) [Repealed, BL3758]
 - (g) [Repealed, BL3674]
 - (h) For a lot created prior to March 31, 2000, a single-family dwelling, two-family dwelling, or secondary suite is permitted on any lot. [BL3323, BL3418]
 - (i) 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]
 - (j) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
 - (i) the number of residents does not exceed three, and
 - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling. [BL3083; BL3302; BL3323; BL3418]

Driveway Width

- (9) Individual driveway widths shall not exceed 6.0 m (19.68') of the lot frontage for each dwelling.

6249 LANE RD DUNCAN V9L 4E2

Area-Jurisdiction-Roll: 04-315-05325.019



04-315-05325019 11/09/2015

Total value \$720,000

2023 assessment as of July 1, 2022

Land	\$269,000
Buildings	\$451,000
Previous year value	\$694,000
Land	\$273,000
Buildings	\$421,000

Property information

Year built	2001
Description	1.5 STY house - Standard
Bedrooms	3
Baths	3
Carports	
Garages	
Land size	59 x 99.9 Ft
First floor area	884
Second floor area	474
Basement finish area	796
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT 9, PLAN VIP72497, SECTION 2, RANGE 5, SOMENOS LAND DISTRICT
 PID: 025-082-043

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: 6249 LANE RD
Folio: 05325-019
LTO Number: FB10249
PID: 025-082-043
MHR Number:
Status: Active
Property No: 104217
Legal: LOT 9 SECTION 2 RANGE 5 SOMENOS PLAN VIP72497

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0141	1 1/2 STY SFD-AFTER'60-MOD STD
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	BLUE A	BLUE A SCHEDULE
ZONING	R3	RESIDENTIAL ONE AND TWO FAMILY ZONE

Property Tax Levies and Assessments Summary

Year Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2023 May 10, 2023	Reg	3,978.63	1	269,000	451,000	720,000	720,000
2022 May 05, 2022	Reg	4,577.51	1	273,000	421,000	694,000	694,000
2021 May 19, 2021	Reg	4,278.55	1	191,000	311,000	502,000	502,000

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.

SEWATER...
SE SEWER

REFUND ON HOLD

The Corporation of the District of North Cowichan

P.O. Box 278, Duncan, BC
Building Department
Phone: 746-3100 • Fax: 746-3154

PARENT Folio No. 5325-001
-002
5325-019

CERTIFICATE ISSUED DATE Approved Dec. 6/01 Occupancy

BUILDING PERMIT - Subject
CERTIFICATE OF OCCUPANCY attached report.

DATE SEPT 13 2001 PERMIT NO. 194 BCC

APPLICANT SUNCRAFT CONST ADDRESS PO BOX 584 STN. MAIN DUNCAN BC.

PERMIT TO CONSTRUCT (2) NO. STORY SINGLE DWELLING NUMBER OF DWELLING UNITS 1
(TYPE OF IMPROVEMENT) (PROPOSED USE)

AT (LOCATION) 6249 LAKE RD. ZONING DISTRICT R-3
(NO.) (STREET)

SUBDIVISION SEC 2 RGS LOT 9 BLOCK _____ LOT SIZE 548 m²
SOMENOS VIP 72497

This permit is granted on the express condition that the said construction shall, in all respects, conform to the Ordinances of this jurisdiction including the Zoning Ordinance, regulating the construction and use of buildings; and may be revoked at any time upon violation of any provisions of said ordinances. THE BUILDING SHALL CONFORM IN CONSTRUCTION TO THE REQUIREMENTS OF THE BRITISH COLUMBIA CODE AND ATTACHED PLAN CORRECTION SHEET

REMARKS:

The inspection on which this certificate is based is made to further municipal interests, and not for the benefit of the owner. The inspector and municipality disclaim any responsibility to the owner for the effectiveness of the inspection, and they make no representation by this certificate.

BUILDING AREA 884 (SQUARE FEET)

OWNER / AGENT ADDRESS AS ABOVE

The Corporation of the District of North Cowichan

P.O. Box 278, Duncan, BC
Building Department
Phone: 746-3100 - Fax: 746-3154

BUILDING PERMIT

DEPT. FILE COPY

PARENT Folio No. ~~5325-001~~
²⁰⁰²
5325-019

0806

VALIDATION

DATE SEPT 13 ~~15~~ 01

PERMIT NO. 194

APPLICANT SUNCRAFT CONST ADDRESS PO BOX 584 STN. MAIN DUNCAN BC.

PERMIT TO CONSTRUCT (TYPE OF IMPROVEMENT) (2) NO. STORY SINGLE DWELLING (PROPOSED USE) NUMBER OF DWELLING UNITS 1

AT (LOCATION) 6249 LAKE RD. (NO.) (STREET) ZONING DISTRICT R-3

SUBDIVISION SEC 2 RG-5 SOMENOS VIP 72497 LOT 9 BLOCK _____ LOT SIZE 548 m²

This permit is granted on the express condition that the said construction shall, in all respects, conform to the Ordinances of this jurisdiction including the Zoning Ordinance, regulating the construction and use of buildings, and may be revoked at any time upon violation of any provisions of said ordinances. THE BUILDING SHALL CONFORM IN CONSTRUCTION TO THE REQUIREMENTS OF THE BRITISH COLUMBIA CODE AND ATTACHED PLAN CORRECTION SHEET

REMARKS: SINGLE FAMILY DWELLING ONLY

BUILDING AREA 884 (SQUARE FEET) ESTIMATED VALUE \$ 85,000 PERMIT FEE \$ 524.00

OWNER / AGENT [REDACTED]

ADDRESS AS ABOVE BUILDING DEPT. BY [Signature]

THIS IS NOT A CERTIFIED COPY PROVIDED FOR CONVENIENCE USE ONLY

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION FOR

LOT 9, SECTION 2, RANGE 5, SOMENOS DISTRICT, PLAN VIP72497

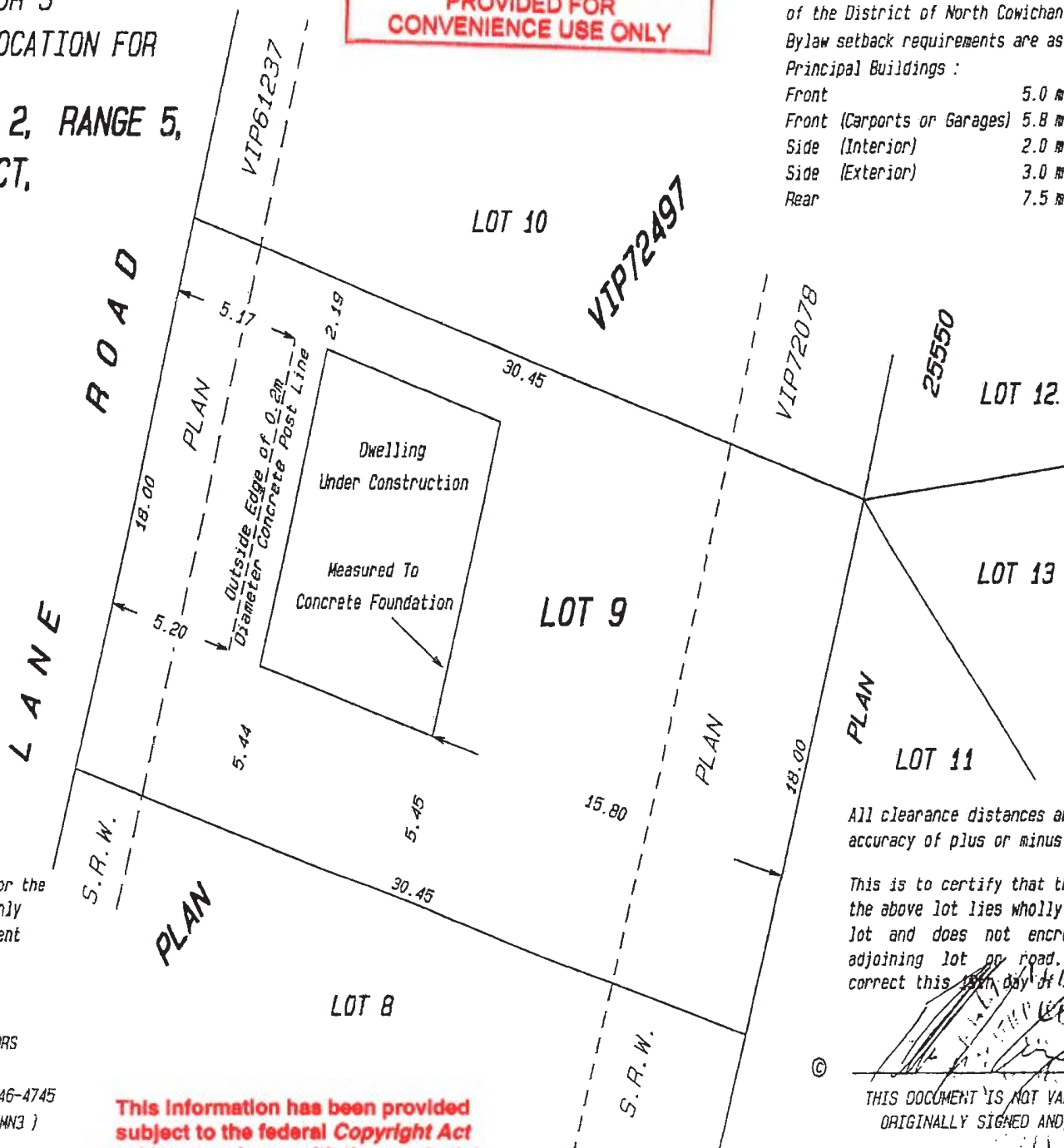
SCALE 1:200

All distances are in metres.

Note: Lot 9 lies within the Corporation of the District of North Cowichan and is Zoned R-3. Bylaw setback requirements are as follows:

Principal Buildings :

Front	5.0 m
Front (Carports or Garages)	5.8 m
Side (Interior)	2.0 m
Side (Exterior)	3.0 m
Rear	7.5 m



The purpose of this plan is for the protection of the mortgagee only and not for the re-establishment of property boundaries.

KENYON WILSON

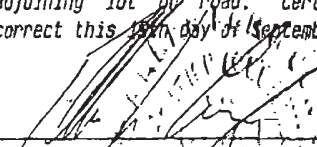
PROFESSIONAL LAND SURVEYORS
#221 CORONATION AVE.

DUNCAN, B.C. V9L 2T1 (250) 746-4745
FILE 99-5090.C9 (99-5090.MN3)

This information has been provided subject to the federal Copyright Act and in accordance with the provincial Freedom of Information and Protection of Privacy Act.

All clearance distances are shown to an accuracy of plus or minus 0.03 metres.

This is to certify that the structure on the above lot lies wholly within the said lot and does not encroach on any adjoining lot or road. Certified correct this 15th day of September, 2001.


 B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.



Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

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

Pemberton Holmes Ltd

23 Queens Rd, Duncan, BC V9L 2W1

250-709-4987

www.duncanbcrealestate.ca