

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

201-2568 Dingwall St, Duncan

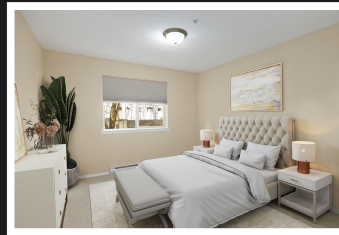
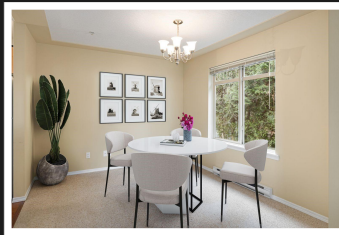
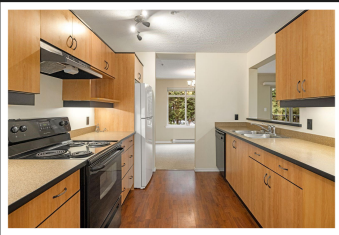


The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.

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GREAT CONDO LIVING!



201-2568 Dingwall St

SPACIOUS & BRIGHT corner unit with loads of natural light (due to the extra windows), views of Mt Tzouhalem and a parking spot that is very conveniently located near the stairs to your unit! The large kitchen has plenty of cherry cabinets, under mounted lighting and counter space. The living & dining rooms are quite large and comfortable too! Good sized primary bedroom, 2nd bedroom, 4 pc bath and laundry complete the unit. The balcony has mountain views and privacy provided by mature trees and is great for a bbq or an evening with your favourite beverage. Walking distance to all of Duncan's amenities. Quick possession possible! Let your agent know you would like to view this unit before it's gone!



**Priced at
\$359,000**

Area	East Duncan	Age	2005
Bedrooms	2	Taxes	1877
Bathrooms	1	Tax Year	2022
Lot Size		MLS#	923028
Floor Space	992	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)



201 - 2568 Dinwall St
Du East Duncan ~ V9L 2Y9

Interior Details

Layout: Condo
Bedrms: 2 **Kitchens:** 0
Baths Tot: 1 **Fireplaces:** 0
Bth 2Pce: 0 **Storeys:** 3
Bth 3Pce: 0 **Fin SqFt:** 992
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** None
Ens 4+Pce: 0 **FP Feat:**
App Incl: Dishwasher, F/S/W/D
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	10'0x10'0
Bedroom - Primary	Main	11'0x12'4
Dining Room	Main	10'3x11'1
Entrance	Main	4'5x8'8
Laundry	Main	7'0x5'0
Living Room	Main	17'6x11'8

Listing Summary

MLS®: 923028 **List Price:** \$359,000
Status: Active **Orig Price:** \$359,000
Sub Type: Condo **Sold Price:**
DOM: 1 **Pend Date:**
Taxes: \$1,877 **Strata Fee:** \$211
2023 Asmt: \$350,000 **Title:** Frhld/Str

Remarks

SPACIOUS & BRIGHT corner unit with loads of natural light (due to the extra windows), views of Mt Tzouhalem and a parking spot that is very conveniently located near the stairs to your unit! The large kitchen has plenty of cherry cabinets, under mounted lighting and counter space. The living & dining rooms are quite large and comfortable too! Good sized primary bedroom, 2nd bedroom, 4 pc bath and spacious laundry complete the unit. The balcony has mountain views and privacy provided by mature trees and is great for a bbq or an evening with your favourite beverage. Walking distance to all of Duncan's amenities. Quick possession possible! Let your agent know you would like to view this unit before it's gone!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	992	0	0	0
Beds	0	2	0	0	0
Baths	0	1	0	0	0
Kitchens	0	0	0	0	0

Building Information

Built (est): 2005 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Vinyl Siding
Ext Feat:

Frnt Faces: N

Bldg Style:

Bldg Warr:

EnerGuide Rtg/Dt:

Cool: None

Heat: Baseboard, Electric

Roof: Fibreglass Shingle

Fndn: Poured Concrete

Accss: Accessible Entrance, Wheelchair F

Lot/Strata Information

Lot Size 0sqft / 0.00ac

Dims (w/d):

Waterfront:

Prk Type: Open

Water: Municipal

Waste: Sewer Connected

View:

City, Mountain(s)

Services:

Lot Feat: Central Location, Easy Access, Landscaped, Level, Recreation Nearby, Shopping Nearby

Complex:

Prk Tota 1

Rent Alld?: Unrestricted

SqFt Balc: **StrLots/Cplx** 24

Prk Cm Prp: 1

Yng Ag Alld? 0

SqFt Prk: **Bldgs/Cplx:** 1

Prk LCP: 0

Pets Alld?: Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurn

SqFt Pat: **Suites/Bldg:** 24

Prk Str Lot: 0

BBQs Alld?: Yes: propane or electric permitted

SqFt Strg: **Floors/Bldg:** 3

Str Lot Incl: Deck/Patio, Parking Stall

Gnd/Top?: **Lvls/Suite:** 1

Shrd Am: Elevator(s), Secured Entry

Unit Incl:



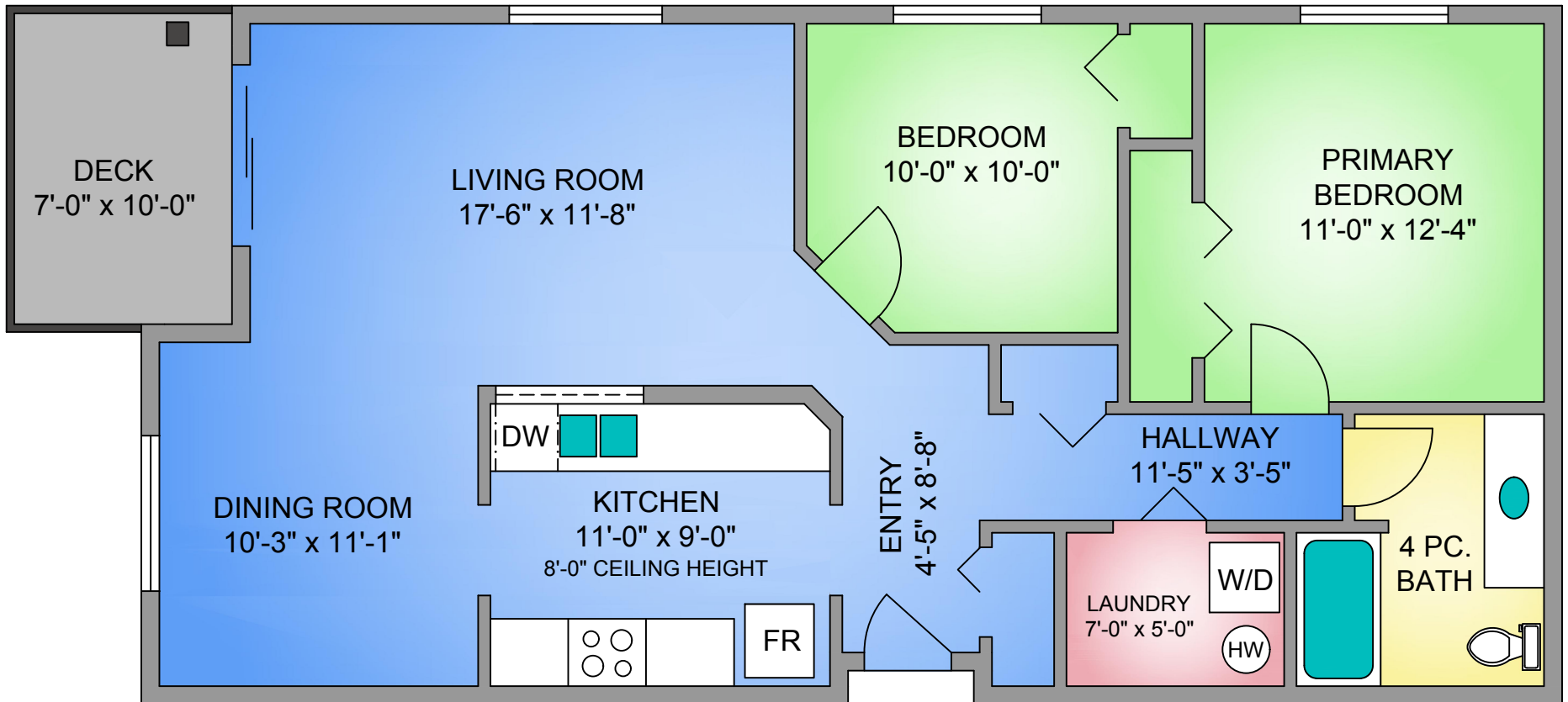
NORTH



MAIN FLOOR

992 SQ. FT.

8'-0" CEILING HEIGHT



201-2568 DINGWALL STREET

MARCH 17, 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	DECK / PATIO
MAIN	992	992	70
TOTAL	992	992	70

Map Grid: E-03

20m

Residential Multi-Family Apartment Zone (R8)

Permitted Uses

- 63 (1) The permitted uses for the R8 zone are as follows:
- Apartment
 - Congregate Housing
 - Limited Home-based Business
 - Single-Family Dwelling (subject to the provisions of the R3 zone) [BL3302]

Minimum Lot Size

- (2) The minimum permitted lot size for the R8 zone is 1,120 m² (12,056 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage for the R8 zone is 30 m (98.43').

Density

- (4) The maximum permitted density for the R8 zone is as follows:
- (a) The maximum permitted floor space ratio for the R8 zone is 1:1.

Maximum Lot Coverage

- (5) The maximum permitted lot coverage, including covered parking, for the R8 zone is 40% of the lot area. [BL3038]

Minimum Setbacks

- (6) The minimum permitted setbacks for the R8 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 5.0 m (16.4')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 1.0 m (3.28')
 - Yard, Rear, 1.5 m (4.92')

Maximum Building Height

- (7) The maximum permitted building heights for the R8 zone are as follows:
- (a) Principal Buildings, 11.0 m (36.09')
 - (b) Accessory Buildings, 5.0 m (16.4')

Minimum Separation Between Buildings on the Same Lot

- (8) The minimum permitted separations between buildings on the same lot for the R8 zone are as follows:
- (a) From windows to habitable rooms, 12.0 m (39.37')
 - (b) Between walls and all other windows, 6.0 m (19.68')
 - (c) Between walls, 6.0 m (19.68')

Maximum Gross Floor Area of any One Building

- (9) The maximum permitted gross floor area of any one building for the R8 zone is 6,000 m² (64,583 sq. ft.).

Landscaped Open Space

- (10) In the R8 zone, 30% of the lot area shall be provided and maintained as landscaped open space.

Recreation Area

- (11) In the R8 zone, 4.5% of the lot area shall be designated and developed for recreational use. Such recreation area shall:
- (a) have a minimum area of 40 m² (430.60 sq. ft.);
 - (b) be located in the rear of the front line of the building(s); and
 - (c) be located not closer than 6.0 m (19.68') to any dwelling unit.

Conditions of Use

- (12) The conditions of use for the R8 zone are as follows:
- (a) No fences over 1.2 m (4') 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) Common garbage receptacles/bins must be enclosed by walls or decorative fencing for the purpose of screening.
 - (e) Parking spaces must be separated from any walls of the building(s) which contain windows by a minimum of 4.0 m (13.12').

201-2568 DINGWALL ST DUNCAN V9L 2Y9

Area-Jurisdiction-Roll: 04-315-00672.109

**Total value \$350,000**

2023 assessment as of July 1, 2022

Previous year value \$281,000

Property information

Year built	2005
Description	Strata Apartment - Frame
Bedrooms	2
Baths	2
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	953
Building storeys	3
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

STRATA LOT 9, PLAN VIS5884, SECTION 18, 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: 026-466-970

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: 201-2568 DINGWALL ST
Folio: 00672-109
LTO Number: CA6705926
PID: 026-466-970
MHR Number:
Status: Active
Property No: 101175
Legal: LOT 9 SECTION 18 RANGE 7 QUAMICHAN PLAN VIS5884

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	D702	Strata Apartment - Frame
ACTUAL USE	030	STRATA-LOT RES. (CONDO)
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE		
ZONING		

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2023		Reg	0.00	1	235,000	115,000	350,000	350,000
2022	May 05, 2022	Reg	1,876.98	1	154,000	127,000	281,000	281,000
2021	May 19, 2021	Reg	1,778.50	1	113,000	93,000	206,000	206,000

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.



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www.duncanbcrealestate.ca