

# Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON  
HOLMES*

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## Information Package

For

***6002 Avondale Pl, Duncan***

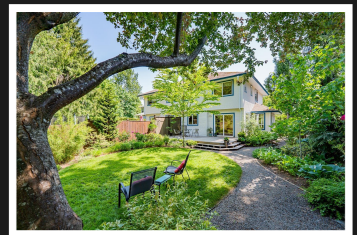
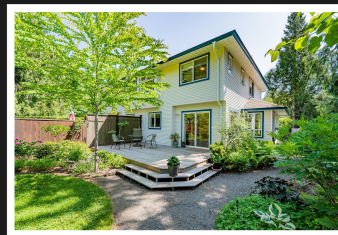
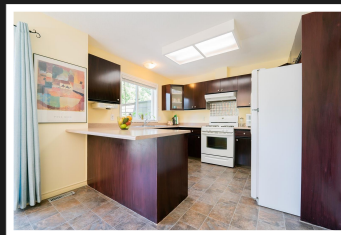
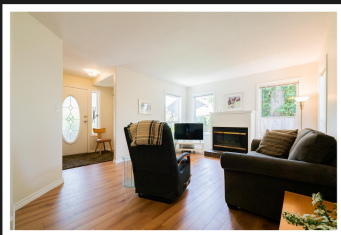


The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.

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## GARDENER'S DELIGHT!



### 6002 Avondale Pl

Fantastic 3 bed/3bath half duplex on a quiet cul-de-sac near the Trans Canada Trail. This home's features include new natural gas furnace & hot water tank, a natural gas stove, generous room sizes, plenty of storage, & so much more. The main floor living room with fireplace is spacious & bright, the kitchen has plenty of cabinets & counter space, & the dining room sliders open to the backyard deck. A 2pc bath & laundry room finish the main floor. Upstairs are the primary suite with walk-in-closet & 3pc ensuite, 2 further bedrooms & the main 4pc bath. Nestled amongst mature trees, the landscaped yard with efficient drip irrigation has a storage shed, flower beds bursting with greenery & colourful blooms, a large deck for your summer bbqs, shady spots for quiet afternoons, & a wired workshop (11'5x18'5). Plenty of sunny space for a veggie garden too. There is a crawl space for lots of storage, a single garage and plenty of extra parking. Call your agent to view this lovely home today!



**Priced at**  
**\$595,000**

Area	West Duncan	Age	1995
Bedrooms	3	Taxes	3218
Bathrooms	3	Tax Year	2022
Lot Size		MLS#	932615
Floor Space	1443	Parking	

**DAN JOHNSON\***

Pemberton Holmes - Duncan

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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)



## Property One Page Resi Client

**6002 Avondale Pl Duncan BC V9L 5H9**  
 MLS® No: **932615** **\$595,000** **Active**



Fantastic 3 bed/3bath half duplex on a quiet cul-de-sac near the Trans Canada Trail. This home's features include new natural gas furnace & hot water tank, a natural gas stove, generous room sizes, plenty of storage, & so much more. The main floor living room with fireplace is spacious & bright, the kitchen has plenty of cabinets & counter space, & the dining room sliders open to the backyard deck. A 2pc bath & laundry room finish the main floor. Upstairs are the primary suite with walk-in-closet & 3pc ensuite, 2 further bedrooms & the main 4pc bath. Nestled amongst mature trees, the landscaped yard with efficient drip irrigation has a storage shed, flower beds bursting with greenery & colourful blooms, a large deck for your summer bbqs, shady spots for quiet afternoons, & a wired workshop (11'5x18'5). Plenty of sunny space for a veggie garden too. There is a crawl space for lots of storage, a single garage and plenty of extra parking. Call your agent to view this lovely home today!

Room	Level	Dims/Pieces
Bathroom	Main	2-Piece
Dining Room	Main	9'10x10'0
Entrance	Main	6'0x5'4
Kitchen	Main	10'6x11'0
Laundry	Main	6'0x7'3
Living Room	Main	15'0x12'3
Bathroom	Second	4-Piece
Bedroom	Second	11'2x9'0
Bedroom	Second	10'7x10'6
Bedroom - Primary	Second	14'0x11'10
Ensuite	Second	4-Piece
Walk-in Closet	Second	6'0x4'2

MLS® No: **932615** List Price: **\$595,000**  
 Status: **Active** Orig Price: **\$595,000**  
 Area: **Duncan** Sub Area: **Du West**  
**Duncan**  
 Sold Price:  
 DOM: **0**  
 Sub Type: **Half Duplex**  
 Pend Date: Title: **Freehold**

### Interior

Beds: **3** Baths: **3** Kitchens: **1** Fireplaces: **1** Storeys:  
 FinSqFt Total: **1,443** UnFin SqFt: **0** SqFt Total: **1,443** Basement: **No** Addl Accom:  
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **1** Beds or Dens: **3** Laundry: **In House**  
 Layout: **Duplex Side/Side** Appl Incl: **Dishwasher, F/S/W/D**  
 Heating: **Forced Air, Natural Gas** Cooling: **None**  
 Intr Ftrs:

### Exterior/Building

Built (Est): **1995** Front Faces: **East** Storeys:  
 Construction: **Frame Wood, Insulation: Ceiling,** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**  
**Insulation: Walls, Vinyl Siding**  
 Lgl NC Use: Access: **Road: Paved** Bldg Style:  
 Exterior Ftrs: **Balcony/Deck, Fenced**

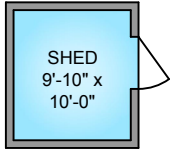
### Lot

Lot SqFt: **0** Lot Acres: **0.00** Dimensions: Shape:  
 Park Type: **Driveway, Garage** Park Spcs: **2** View: Waterfront: Water: **Municipal**  
 Carport Spcs: **0** Garage Spcs: **1** Services:  
 Sewer: **Sewer Connected** Restrictions: **Building Scheme**  
 Lot Ftrs: **Cul-de-sac, Easy Access, Family-Oriented Neighbourhood, Landscaped, No Through Road, Quiet Area, Recreation Nearby, Shopping Nearby**

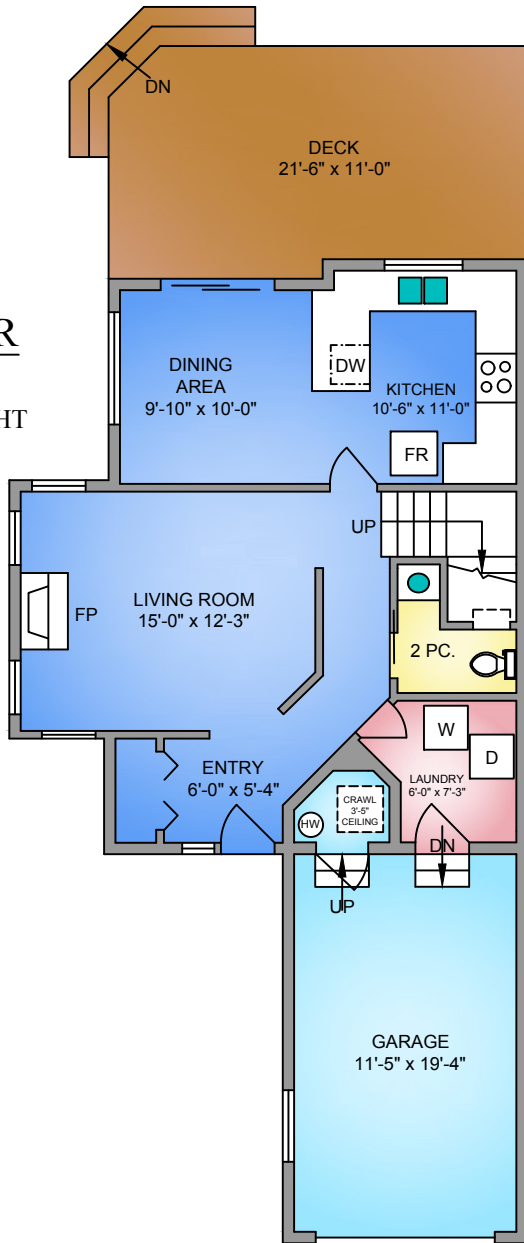
### Legal/Public Records

Assessed: **\$597,000** Assess Yr: **2023** Taxes: **\$3,218** Tax Year: **2022**  
 PID: **023-008-059** Roll No: **1277042** Zoning: **R3** Zone Desc: **Residential**  
 Plan Number: Lot: Block: District Lot: Land District:  
 Legal Description: **Strata Lot 1, Plan VIS3580, Section 20, Range 4, 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**

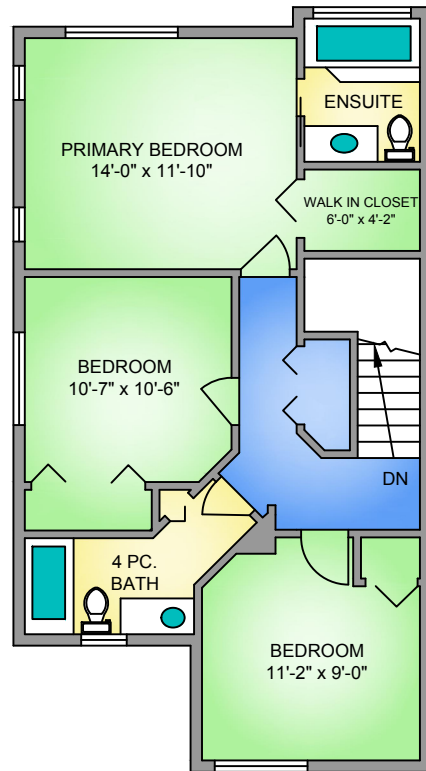
NORTH



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



**UPPER FLOOR**  
**757 SQ. FT.**  
8'-0" CEILING HEIGHT



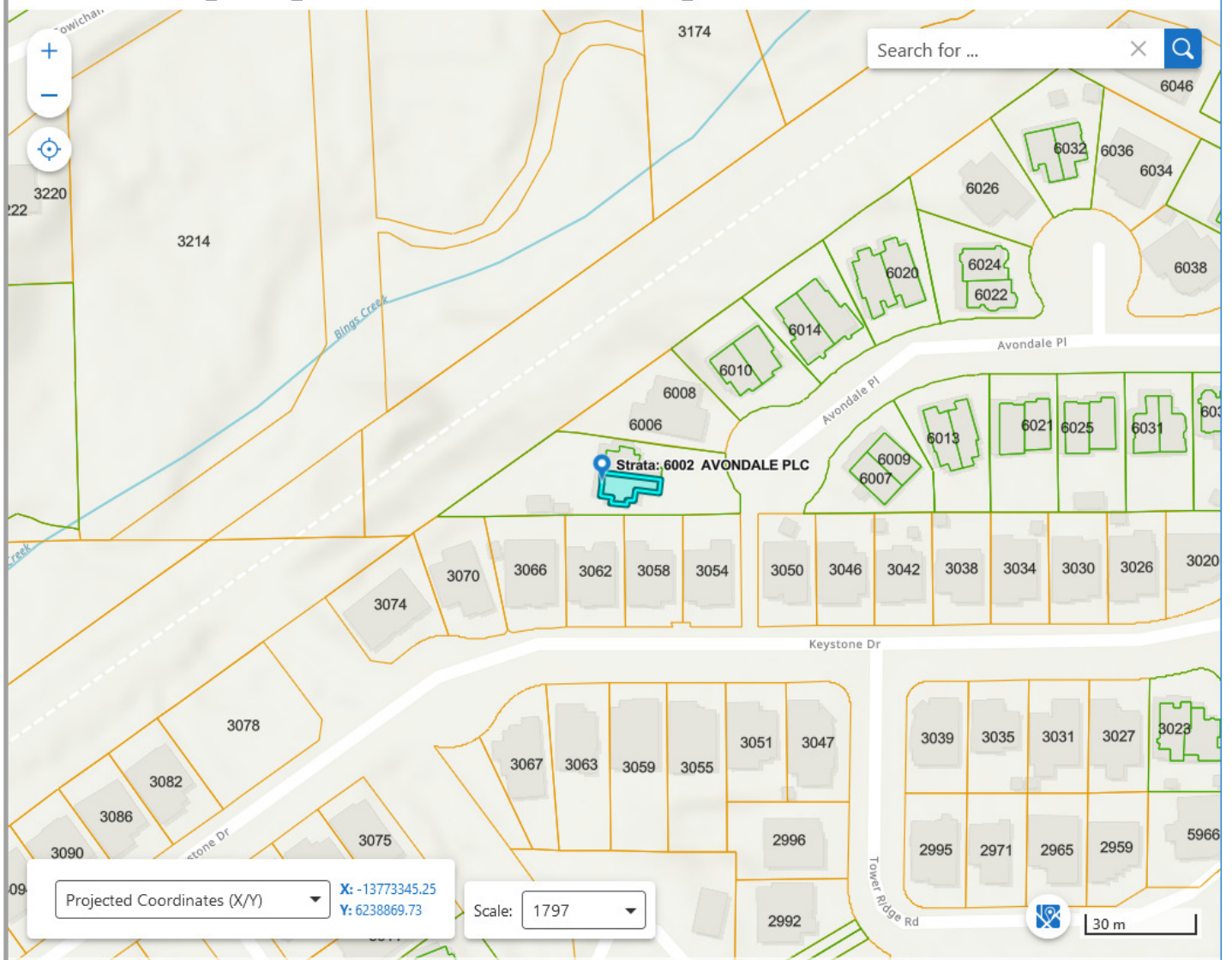
6002 AVONDALE PLACE					
JUNE 3, 2023					
PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON PREC*. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.					
FLOOR	TOTAL	AREA (SQ. FT.)			
		FINISHED	CRAWL	GARAGE	DECK / PATIO
MAIN	686	686	-	275	240
UPPER	757	757	-	-	-
CRAWL			686		
TOTAL	2129	1443	686	275	240
WORKSHOP	241				
SHED	50				

## Property Notes – 6002 Avondale Pl, Duncan

- Located close to amenities, at the end of a cul-de-sac in a quiet neighbourhood, close to the Trans Canada Trail
  - Extra parking space
- Professionally landscaped for leafy coolness in summer and maximum light in winter, with low maintenance and water efficient drip irrigation
  - New hot water tank and natural gas furnace
    - Natural gas fireplace and stove
- House filled with diffused light from south- and west-facing windows
  - Cedar deck lightly shaded in summer
    - Ample storage
    - Wired workshop
      - BI Vac
  - Clean, dry crawl space with easy access

**Strata: 6002 AVONDALE PLC**

House 1: 6002  
 House 2:  
 Street Name: AVONDALE PLC  
 Strata Level:  
 Approx. m2:  
 Approx. Acre: 0.021049  
 Approx. Hectare: 0.008519  
 PID: 023-008-059  
 Folio: 01277-042  
 Lot: 1  
 Plan: VIS3580  
 Non-Legal Descript: SL 1 PL VIS3580  
 Section: 20  
 Range: 4  
 Land District: Quamichan  
 Zoning: R3  
 Split Zoned: NA  
 Accuracy: 5m[removed]10m  
 Method: DIGITIZED FROM IMAGE  
 GIS Link ID: 12104  
 Comments:  
[Cadastral PDF Grid Map](#)  
[Zoning PDF](#)  
[Property Report](#)



Projected Coordinates (X/Y) X: -13773345.25 Y: 6238869.73

Scale: 1797

30 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 m<sup>2</sup> (4,844 sq. ft.)
  - (b) Single-family dwelling with a secondary suite, 450 m<sup>2</sup> (4,844 sq. ft.)
  - (c) Two-family dwelling, 700 m<sup>2</sup> (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 m<sup>2</sup> (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 m<sup>2</sup> (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 m<sup>2</sup> (7,000 sq. ft.) or larger; and
  - (b) 35% of the lot area for lots less than 650 m<sup>2</sup> (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 m<sup>2</sup> (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.



## 6002 AVONDALE PL DUNCAN V9L 5H9

Area-Jurisdiction-Roll: 04-315-01277.042



04-315-01277042 11/01/2015

**Total value \$597,000**

2023 assessment as of July 1, 2022

Land	\$251,000
Buildings	\$346,000
Previous year value	\$511,000
Land	\$213,000
Buildings	\$298,000

### Property information

Year built	1994
Description	2 STY Duplex - Standard
Bedrooms	3
Baths	3
Carports	
Garages	C
Land size	
First floor area	733
Second floor area	728
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

### Legal description and parcel ID

STRATA LOT 1, PLAN VIS3580, SECTION 20, RANGE 4, 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

PID: 023-008-059

### 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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Compare property information and assessment values



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# PROPERTY INFORMATION

## General Property Information

<b>Civic Address:</b>	6002 AVONDALE PLC
<b>Folio:</b>	01277-042
<b>LTO Number:</b>	CA3198461
<b>PID:</b>	023-008-059
<b>MHR Number:</b>	
<b>Status:</b>	Active
<b>Property No:</b>	102295
<b>Legal:</b>	LOT 1 SECTION 20 RANGE 4 QUAMICHAN PLAN VIS3580 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

## Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	2147	2 Sty Duplex - After 1980 - New Standard
ACTUAL USE	035	DUPLEX - SINGLE UNIT OWNERSHIP
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	BROWN A	BROWN A SCHEDULE
ZONING		

## 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	3,159.98	1	251,000	346,000	597,000	597,000
2022	May 05, 2022	Reg	3,218.42	1	213,000	298,000	511,000	511,000
2021	May 19, 2021	Reg	3,083.47	1	161,000	221,000	382,000	382,000

## Licensing Information

There is no licensing account information for this property.

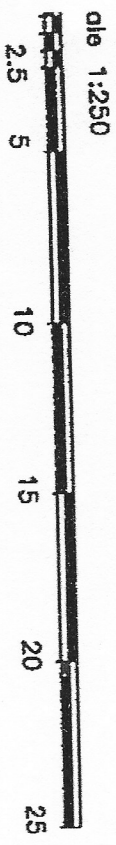
## Community Development

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.

# SECTION 20, RANGE QUAMICHAN DISTRICT, VAN VIP58298.

BCGS. 92B 072



E & N RAILWAY (COWICHAN BRANCH)  
PLAN  
VIP58299

LIMITED COMMON PROPERTY  
TO STRATA LOT 1  
AREA = 399.2 SQ.M.

LIMITED COMMON  
PROPERTY TO  
STRATA LOT 2  
AREA = 388.1 SQ.M.

PLAN

Legend

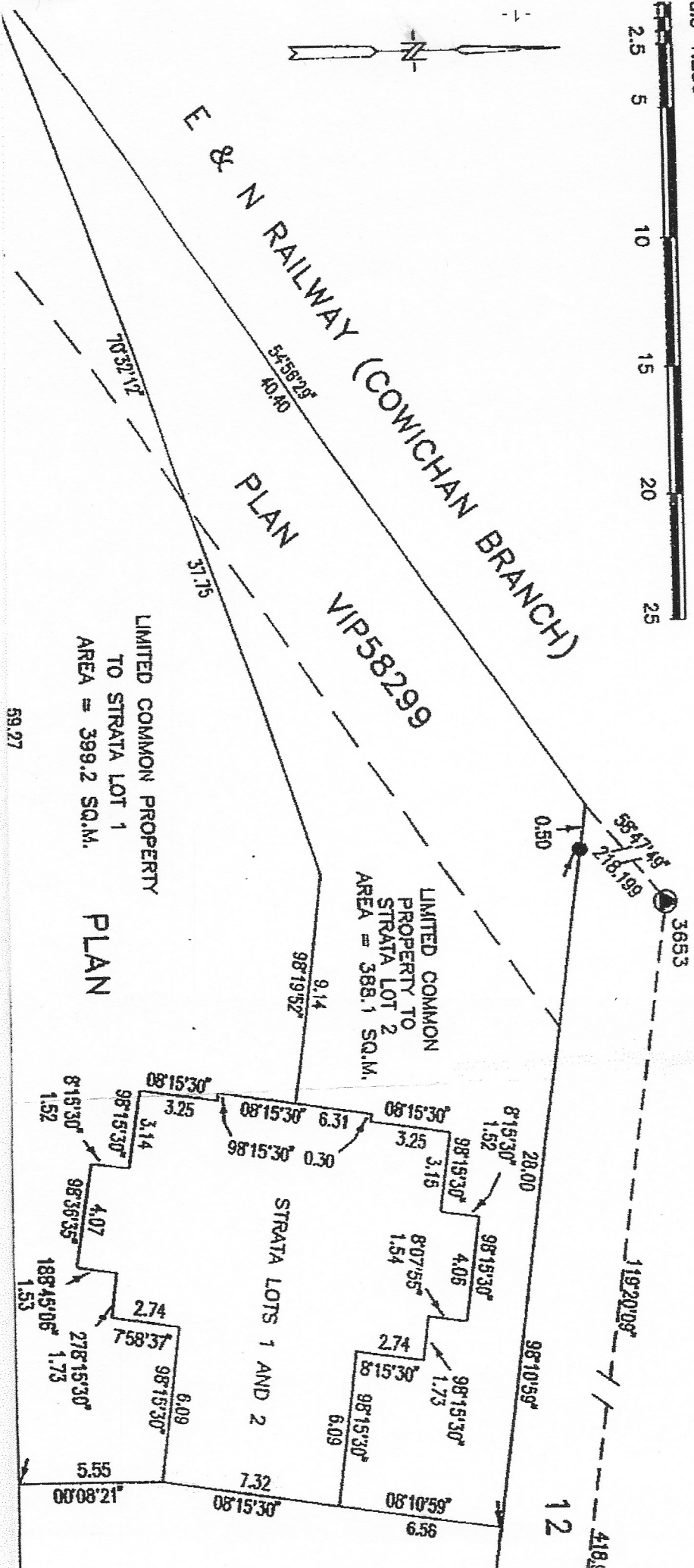
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  - L denotes arc length
  - Sq. M. denotes square metres
- All distances shown are in metres

Control Monument found

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TV (Shutter Speed) : 1/60  
Av (Aperture Value) : 3.2  
Exposure Compensation : 0  
ISO Speed : 200(Auto)  
Focal Length : 8.3 mm  
White Balance : Auto



4613  
P.C.



Legend

- Standard Iron Post set
- Standard Iron Post found
- L denotes arc length
- Sq. M. denotes square metres

All distances shown are in metres

Control Monument found

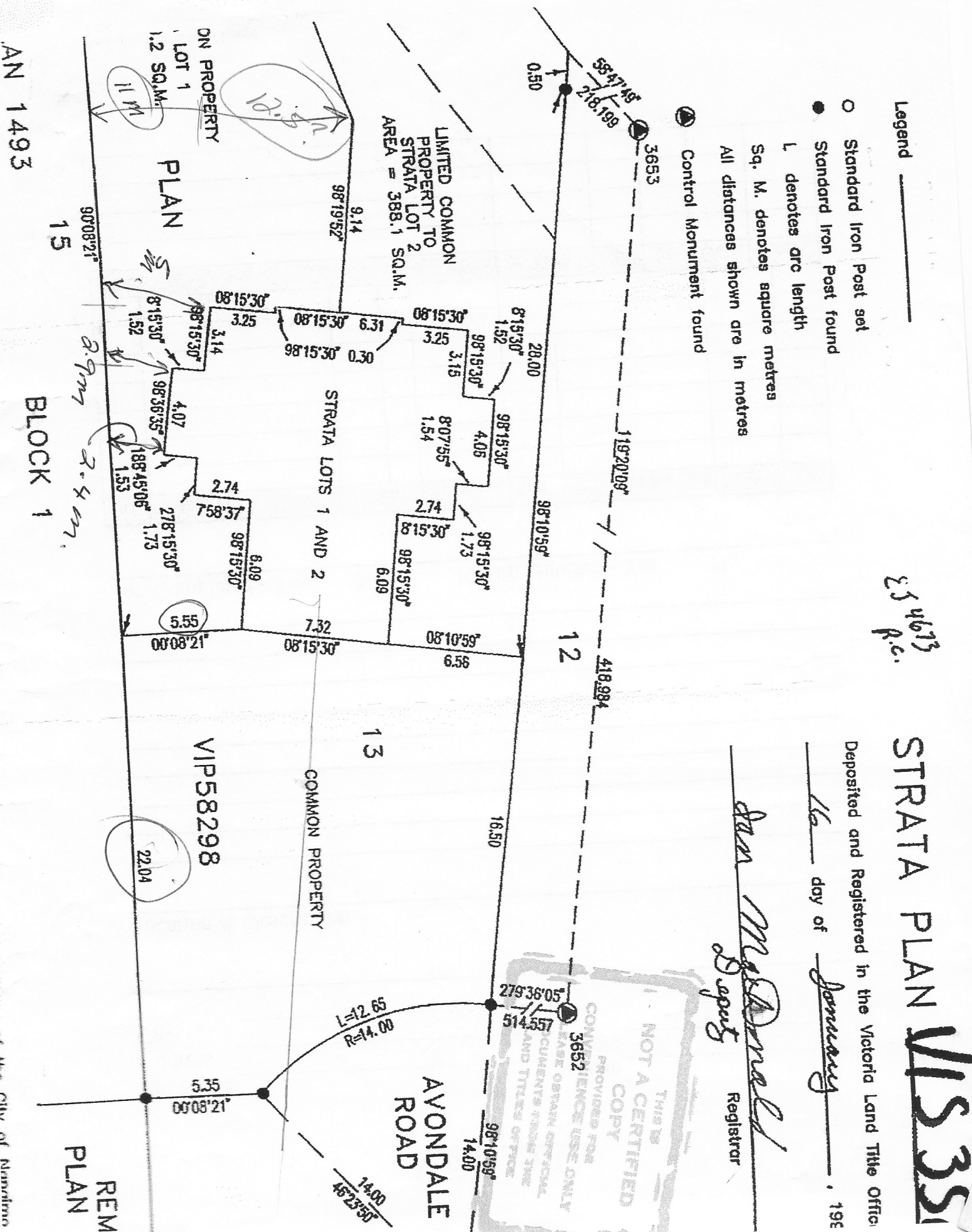
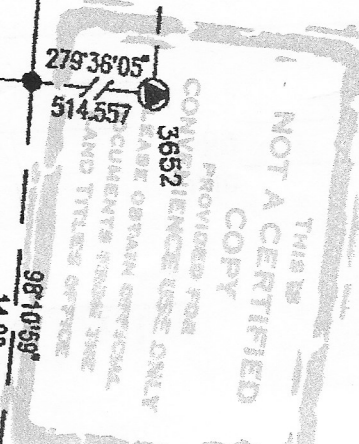
254673 P.C.

# STRATA PLAN V15351

Deposited and Registered in the Victoria Land Title Office

16 day of January, 193

*Ann McDonald*  
Registrar





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Pemberton Holmes Ltd

23 Queens Rd, Duncan, BC V9L 2W1

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[www.duncanbcrealestate.ca](http://www.duncanbcrealestate.ca)