

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

14-3195 Herons Way, Duncan

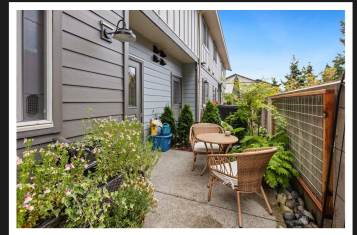
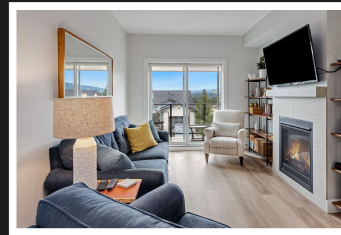
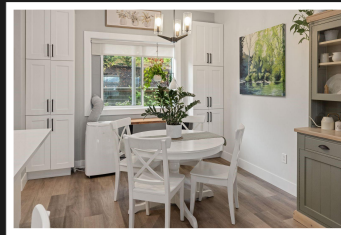
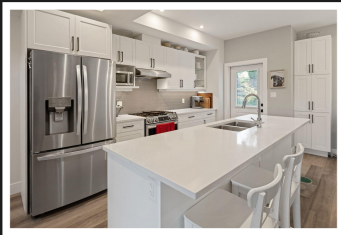


The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.

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FANTASTIC TOWNHOME IN IVAN'S HILL!



14-3195 Herons Way

Awesome townhome with east facing mountain views in one of Duncan's newest neighbourhoods Ivan's Hill. This 3 storey home has 3 bedrooms and 3 baths, and fantastic main floor living spaces with 9' ceilings. The kitchen is beautiful with white cabinetry, grey tiled backsplash, quartz countertops, stainless appliances including a gas range, and a large island. Out the back door is patio space. The dining room has built-in cupboards and modern lighting, and the living room is bright with lots of windows and has a gas fireplace. Up the stairs is the primary bedroom with walk-in closet and 4pc ensuite, a second bedroom and 4pc main bath, and convenient laundry. On the lower floor is the 3rd bedroom and 2pc bath. There is also a balcony over the single garage. This home needs to be seen in person to truly appreciate it's charms. Call your agent today!



Priced at
\$649,900

Area	West Duncan	Age	2022
Bedrooms	3	Taxes	3615
Bathrooms	3	Tax Year	2023
Lot Size		MLS#	938260
Floor Space	1560	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)



14 - 3195 Herons Way Duncan BC V9L 0H8
 MLS® No: **938260** **\$649,900** **Active**



Awesome townhome with east facing mountain views in one of Duncan's newest neighbourhoods Ivan's Hill. This 3 storey home has 3 bedrooms and 3 baths, and fantastic main floor living spaces with 9' ceilings. The kitchen is beautiful with white cabinetry, grey tiled backsplash, quartz countertops, stainless appliances including a gas range, and a large island. Out the back door is patio space. The dining room has built-in cupboards and modern lighting, and the living room is bright with lots of windows and has a gas fireplace. Up the stairs is the primary bedroom with walk-in closet and 4pc ensuite, a second bedroom and 4pc main bath, and convenient laundry. On the lower floor is the 3rd bedroom and 2pc bath. There is also a balcony over the single garage. This home needs to be seen in person to truly appreciate it's charms. Call your agent today!

Room	Level	Dims/Pieces
Bathroom	Lower	2-Piece
Bedroom	Lower	11'6x11'5
Entrance	Lower	7'0x4'2
Dining Room	Main	8'8x13'0
Kitchen	Main	9'0x13'5
Living Room	Main	10'3x16'6
Bathroom	Second	4-Piece
Bedroom	Second	10'3x9'0
Bedroom - Primary	Second	11'4x12'2
Ensuite	Second	4-Piece
Walk-in Closet	Second	6'0x7'0

MLS® No: **938260** List Price: **\$649,900**
 Status: **Active** Orig Price: **\$649,900**
 Area: **Duncan** Sub Area: **Du West**
Duncan
 DOM: **0** Sold Price:
 Sub Type: **Row/Townhouse**
 Pend Date: Title: **Freehold/Strata**

Interior

Beds: **3** Baths: **3** Kitchens: **1** Fireplaces: **1** Storeys: **3**
 FinSqFt Total: **1,560** UnFin SqFt: **0** SqFt Total: **1,560** Basement: **Yes** Addl Accom:
 2pc Ensuities: **0** 3pc Ensuities: **0** 4+pc Ensuities: **1** Beds or Dens: **3** Laundry: **In House**
 Layout: **Split Entry**
 Heating: **Baseboard, Electric, Heat Recovery**
 Intr Ftrs: Cooling: **None**

Exterior/Building

Built (Est): **2022** Front Faces: **Northeast** Storeys: **3** Bldg Warranty:
 Construction: **Cement Fibre, Frame Wood, Insulation:** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
Ceiling, Insulation: Walls
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony, Balcony/Patio, Low Maintenance Yard**

Lot

Lot SqFt: **0** Lot Acres: **0.00** Dimensions: Shape:
 Park Type: **Driveway, Garage** Park Spcs: **2** View: **Mountain(s)** Waterfront: Water: **Municipal**
 Carport Spcs: **0** Garage Spcs: **1**
 Sewer: **Sewer Connected** Restrictions: Services: **Natural Gas Connected**
 Lot Ftrs: **Easy Access, Irrigation Sprinkler(s), Landscaped, Quiet Area, Recreation Nearby, Shopping Nearby**

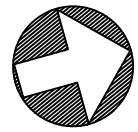
Legal/Public Records

Assessed: **\$646,000** Assess Yr: **2023** Taxes: **\$3,615** Tax Year: **2023**
 PID: **031-654-967** Roll No: **5061244** Zoning: **R7** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **Strata Lot 14, Section 2, Range 4, Somenos Land District, Plan EPS7498 together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form V**

Strata

Strata/Pad Fee: **\$300** Strata/Pad Fee Year: **2023** Prop Mgr: **Freelance Strata Management** Mgr Phone: **(250) 748-1023**
 Complex: Bldgs/Cmplx: **9** Str Lots/Cmplx: **39** Str Lots/Bldg: **5**
 Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:
 Park SqFt: Park Incl: **0** Park Cmn Sp: **0** Park LCP Spc: **2**
 Depr Rpt?: **No** Plan Type: **Building** Lvl's in Unit: **3** Unit's Level:
 Subdivision Name: **Ivan's Hill**
 Rent Allwd?: **Unrestricted**
 Yngst Age: **0**
 Pets Allwd: **Aquariums, Birds, Caged Mammals, Cats, Dogs** See Bylaws
 BBQs Allwd: **Yes**
 Smoking Byl: **No**
 Unit Incl: **Balcony, Deck/Patio, Garage**
 Assmt Incl:
 Shrd Am:

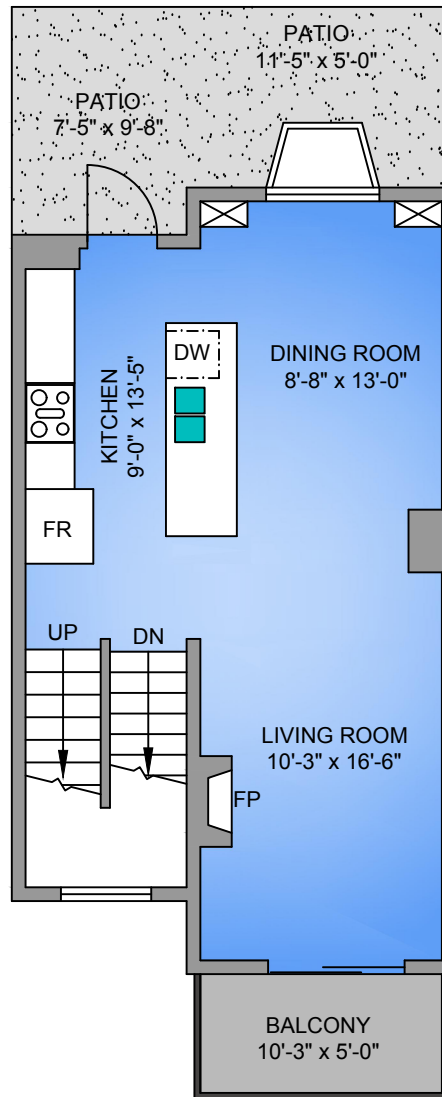
NORTH



MAIN FLOOR

591 SQ. FT.

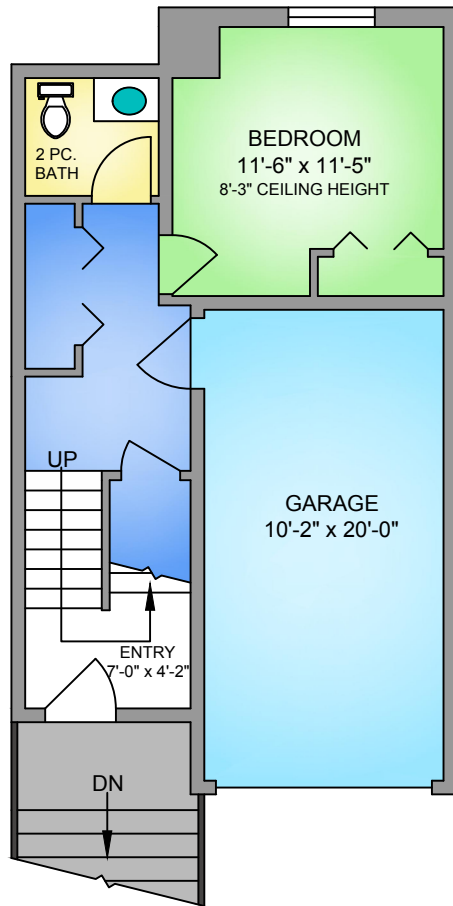
9'-0" CEILING HEIGHT



LOWER FLOOR

363 SQ. FT.

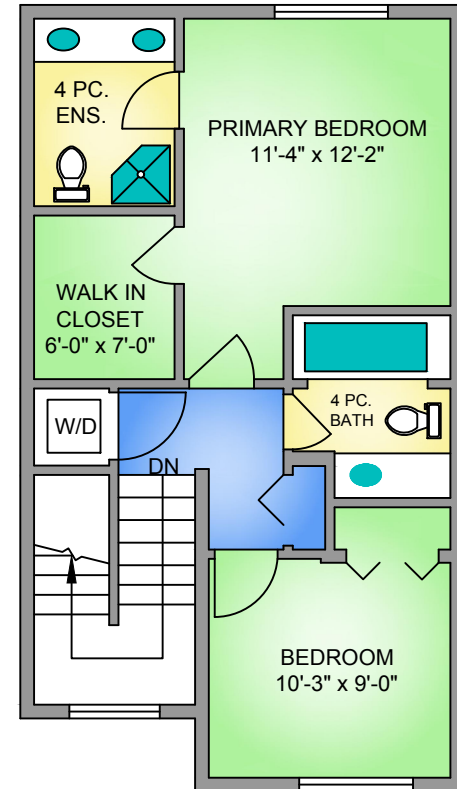
8'-3" CEILING HEIGHT



UPPER FLOOR

606 SQ. FT.

8'-0" CEILING



14-3095 HERONS WAY

JULY 25, 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	GARAGE	DECK / PATIO
MAIN	591	591	-	200
UPPER	606	606	-	-
LOWER	363	363	231	-
TOTAL	1560	1560	231	200

COWICHAN VALLEY

PROPER MEASURE™



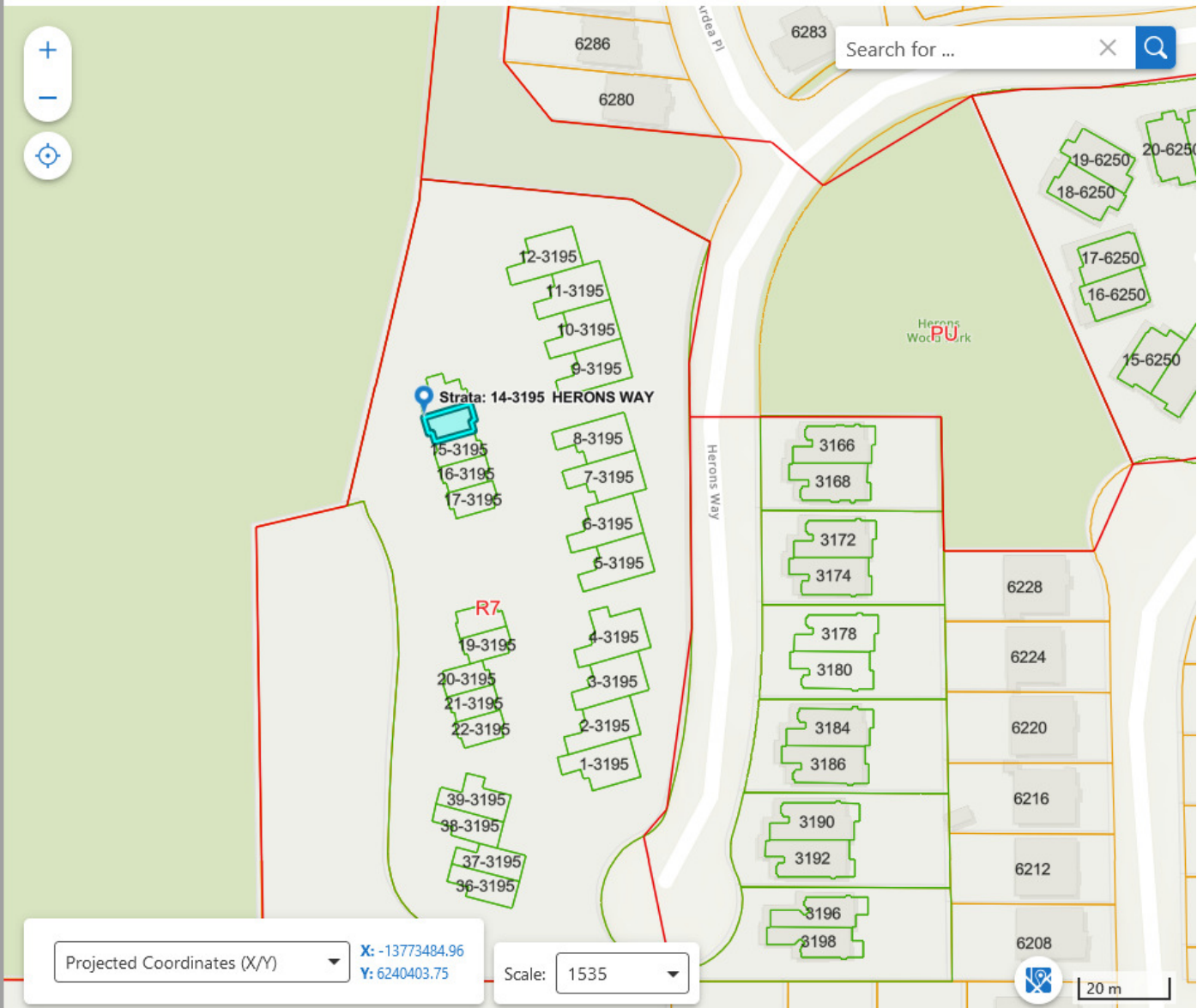
250-415-0041

karyn@propermeasure.com

www.propermeasure.com

Strata: 14-3195 HERONS WAY

House 1: 14-3195
 House 2:
 Street Name: HERONS WAY
 Strata Level:
 Approx. m2:
 Approx. Acre: 0.013364
 Approx. Hectare: 0.005408
 PID: 031-654-967
 Folio: 05061-244
 Lot: 14
 Plan: EPS7498
 Non-Legal Descript: SL 14 PL EPS7498
 Section: 2
 Range: 4
 Land District: Somenos
 Zoning: R7
 Split Zoned: NA
 Accuracy: 5m[removed]10m
 Method: DIGITIZED FROM IMAGE
 GIS Link ID: 14913
 Comments:
[Cadastral PDF Grid Map](#)
[Zoning PDF](#)
[Property Report](#)



Residential Multi-Family Zone (R7)

Permitted Uses

- 62 (1) The permitted uses for the R7 zone are as follows:
- Apartment
 - Congregate Housing
 - Limited Home-based Business
 - Secondary Suite (within Single-Family Dwelling)
 - Single-Family Dwelling (subject to the provisions of the R3 zone; or, where part of a Building Strata, subject to the provisions below)
 - Townhouse (subject to the provisions of the R6 zone, except section 61 (4))
 - Two-Family Dwelling [BL3457]

Minimum Lot Size

- (2) The minimum permitted lot size for the R7 zone is 1,120 m² (12,056 sq. ft.)

Minimum Frontage

- (3) The minimum permitted frontage for the R7 zone is 30 m (98.43').

Density

- (4) The maximum permitted density for the R7 zone is as follows:
- (a) One dwelling unit per 289 m² (3,110.77 sq. ft.) of lot area for the townhouse use (35 units per hectare);
 - (b) One dwelling unit per 300 m² (3,229.17 sq. ft.) of lot area averaged for a building strata consisting of all dwelling units that are considered single-family dwelling and secondary suite uses;
 - (c) The maximum permitted floor space ratio for the townhouse, two-family dwelling, single-family dwelling unit and single-family dwelling unit with secondary suite uses is 0.5:1;
 - (d) The maximum permitted floor space ratio for the apartment use is 0.6:1; and
 - (e) The size of the secondary suite must not be smaller than 37 m² (398.3 sq. ft.) nor larger than 85 m² (914.9 sq. ft.) or 40% of the principal dwelling unit, whichever is less.

Maximum Lot Coverage

- (5) The maximum permitted lot coverage, including covered parking, for the R7 zone is 30% of the lot area. However, where 2/3 of the required off-street parking spaces are provided as covered parking, the maximum permitted lot coverage, including covered parking, for the R7 zone is 35%.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R7 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 5.0 m (16.40')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Accessory Building 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 R7 zone are as follows:
 - (a) Principal Buildings, 9.0 m (29.53')
 - (b) Accessory Buildings, 5.0 m (16.40')

Minimum Separation between Buildings on the Same Lot

- (8) The minimum permitted separation between Apartment, Townhouse and Two-family buildings on the same lot for the R7 zone are as follows:
 - (a) Between windows and habitable rooms, 12.0 m (39.37')
 - (b) Between walls and other windows, 6.0 m (19.68')
 - (c) Between walls, 6.0 m (19.68')

- (9) The minimum permitted building separation and building siting for Single-Family Dwelling units and Single-Family Dwelling units with Secondary Suites part of a building strata are as follows:
 - (a) Setback, Front abutting the common strata road, 3.0 m (9.84')
 - (b) Setback, Front for vehicle entrance of a garage, or carport from a common strata road, 5.8 m (19.03')
 - (c) Separation, Rear, 6.0 m (19.68') per unit
 - (d) Separation, Side (no parking in side yard), 1.5 m (4.92') per unit
 - (e) Separation, Side (parking in side yard), 4.3 m (14.11') per unit.

Landscaped Open Space

- (10) In the R7 zone, 30% of the lot area shall be provided and maintained as landscaped open space.

Recreation and Exterior Amenity Area

- (11) In the R7 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 line, front, of the building(s); and
 - (c) be located not closer than 6.0 m (19.68') to any dwelling unit.

- (12) In the R7 zone, each Secondary Suite shall have a minimum of 30 m² (322.92 sq. ft.) of useable exterior at-grade amenity space, which is immediately adjacent to the Secondary Suite.

Conditions of Use

- (13) The conditions of use for the R7 zone are as follows:
 - (a) [Repealed. BL3891]
 - (b) [Repealed. BL3891]
 - (c) [Repealed. BL3891]
 - (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') for Apartment, and Townhouse uses.
 - (f) The total number of dwelling units in the form of two-family dwellings shall not exceed 15% of the total number of dwelling units for the whole development.

14-3195 HERONS WAY DUNCAN V9L 0H8

Area-Jurisdiction-Roll: 04-315-05061.244



Total value **\$646,000**

2023 assessment as of July 1, 2022

Previous year value

Property information

Year built	2022
Description	Strata Townhouse
Bedrooms	2
Baths	3
Carports	
Garages	G
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	1,152
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

STRATA LOT 14, PLAN EPS7498, SECTION 2, RANGE 4, SOMENOS LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 031-654-967

Sales history (last 3 full calendar years)

Apr 16, 2021	\$524,895
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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



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PROPERTY INFORMATION

General Property Information

Civic Address: 14-3195 HERONS WAY
Folio: 05061-244
LTO Number: CA9830378
PID: 031-654-967
MHR Number:
Status: Active
Property No: 121293
Legal: STRATA LOT 14 SECTION 2 RANGE 4 SOMENOS PLAN EPS7498 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	D701	Strata Townhouse
ACTUAL USE	039	ROW HOUSING(SINGLE UNIT OWNER)
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE		
ZONING	R7	RESIDENTIAL MULTI-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	3,615.47	1	485,000	161,000	646,000	646,000

Licensing Information

There is no licensing account information for this property.

Community Development Folder BP008778

Project No.: PRJ-000115 **Folder Manager:** PATRICK KOBY
Status: COMPLETED **Applied Date:** Mar 06, 2020 **Completed Date:** Mar 28, 2022
Type: MULTI-FAMILY GROUND - NEW
Purpose: FOR THE CONSTRUCTION OF PHASE 2 BLOCK D See BP008704 For Plans

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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Pemberton Holmes Ltd

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250-709-4987

www.duncanbcrealestate.ca